

**RESOLUTION OF MEMORIALIZATION OF THE LITTLE EGG HARBOR
TOWNSHIP BOARD OF ADJUSTMENT**

**RESOLUTION NO.: 2021-15
VARIANCE APPLICATION NO.: 2021-02**

RE: JNC, LLC
BLOCK 323, LOT 14
117 East Sail Drive
Application for Bulk Variance

WHEREAS, JNC, LLC, whose mailing address is 19 Warren Court, Manahawkin, New Jersey 08050, has applied for relief pursuant to N.J.S.A. 40:55D-70(c) affecting premises located at Block 323, Lot 14, as shown on the Tax Map of the Township of Little Egg Harbor and otherwise known as 117 East Sail Drive, Little Egg Harbor, New Jersey; and

WHEREAS, a public hearing was held on said application on May 12, 2021, in the Municipal Building of the Township of Little Egg Harbor and testimony was presented on behalf of the applicant and all interested parties having been heard; and

WHEREAS, said Board having considered said application and testimony of the applicant, makes the following findings:

1. The application is deemed complete pursuant to the applicable provisions of the Little Egg Harbor Township Zoning Ordinance.

2. The property in question is located on the north side of East Sail Drive on the lagoon. Of the 0.115 acre (5,000 sf) site, 4,317 sf is upland property and 683 sf is located within the water. The site is currently improved with a bulkhead and two docks. The Applicant is proposing to construct a two story elevated single-family dwelling with a two-car garage below on pilings, exterior stairs, covered entry deck, rear and side yard deck with rear stairs, an AC

platform, and a platform for electrical meter, with the remaining lot and driveway to be 2" thick stone. The site is proposed to be serviced by public water and sewer. The existing bulkhead and docks are to remain.

3. The Applicant requires the following variance:

A. **Minimum Lot Area (Upland) §15-4.14E(1)(a)**: The required minimum lot area is 4,350 sf, whereas 4,317 sf is existing.

B. **Minimum Lot Depth to Bulkhead §15-4.14F(1)(b)**: The minimum lot depth to bulkhead required is 87 feet, whereas 86.35 feet is existing.

4. The Applicant requests no other bulk variances or waiver.

5. The Applicant was represented by Richard Kitrick, Esquire

6. The Applicant further testified that there would be no detriment to the surrounding community by the granting of this variance relief which would, in applicant's opinion, constitute a benefit to the neighborhood without being inconsistent with the zone plan and zoning ordinances.

7. No person appeared in opposition to the subject application.

8. Based upon the foregoing evidence, the Board makes the following findings:

A. The applicant has demonstrated that the requested variance relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the zone plan or Zoning Ordinances of the Township of Little Egg Harbor.

NOW, THEREFORE, BE IT RESOLVED, by the said Board that on this 9th day of June , 2021, based upon the findings herein above stated, the application is hereby granted subject to the following conditions, together with all stipulations of the applicant:

1. The applicant shall strictly adhere to the representations, plans and exhibits submitted with regard to the proposed development of the subject property and should further comply in all respects with the technical review letters as prepared by the Little Egg Harbor Township Zoning Board of Adjustment Engineer dated March 1, 2021 and May 10, 2021, a copy of which is annexed hereto and made a part hereof.

2. The Applicant is granted the following variances:

A. Minimum Lot Area (Upland) §15-4.14E(1)(a): The required minimum lot area is 4,350 sf, whereas 4,317 sf is existing.

B. Minimum Lot Depth to Bulkhead §15-4.14F(1)(b): The minimum lot depth to bulkhead required is 87 ft. whereas 86.35 ft. is existing.

3. The Applicant testified that the leaders and gutters will run into a French drain.

4. The Applicant shall comply with RSIS standards with respect to parking.

5. The Applicant testified that the driveway apron will be concrete.

6. The applicant shall further reimburse the Little Egg Harbor Township Zoning Board of Adjustment for all professional fees expended with regard to this application within thirty (30) days from the date of memorialization of this Resolution or any approvals granted herein shall automatically become null and void.

7. This variance is subject to §15-3.11 of the Little Egg Harbor Township Land Use Development Ordinance. Construction or alteration shall commence on each and every

structure permitted by the variances within one (1) year from the date of entry of this Resolution.

8. The applicant shall further secure any and all other necessary applications, permits or approvals and post any surety bonds that may be required by any other governmental agency.

9. The applicant shall resubmit this entire proposal should there be any substantial deviation from this Resolution or the submitted plans, documents, or oral representations made by this applicant.



EUGENE F. SULLIVAN, Chairman
Little Egg Harbor Zoning Board of Adjustment

CERTIFICATION

The foregoing is a true copy of a memorializing resolution by said Board at its meeting of May 12, 2021, as copied from the minutes of said meeting.



Robin Schilling, Board Secretary
Little Egg Harbor Zoning Board of
Adjustment