

MINOR SUBDIVISION
ROSEMARY MATOS
Block 111, Lot 71.01
523 Parkertown Drive
R-1A Residential Zone

Application No. 2021-01

**RESOLUTION OF APPROVAL 2022-08
PLANNING BOARD, TOWNSHIP OF LITTLE EGG HARBOR**

WHEREAS, an application has been made by Rosemary Matos for minor subdivision approval for Block 175, Lot 16, as set forth on the Tax Maps of the Township of Little Egg Harbor; and

WHEREAS, the Planning Board, after carefully considering the evidence presented by the applicant, and the report(s) from its professional staff, hereby makes the following findings of fact:

1. The applicant has a proprietary interest in the subject property.
2. The applicant has requested approval in accordance with the Ordinances of the Township of Little Egg Harbor.
3. The public hearing on the application was held on January 6, 2022. The applicant began a prior public hearing on the application on December 2, 2021, and amended the application before continuing the hearing; for this reason, the applicant was instructed to start anew on the application in order that all new board members would be eligible to vote. The applicant has been represented by Richard Kitrick Esq. during the proceedings.
4. The site in question is located at 523 Parkertown Drive in the R-1A Residential Zone.
5. The applicant is seeking minor subdivision approval to subdivide existing lot into 2 lots (creating a back flag lot).

The following variances are requested:

Lot width (new lot 71.03)	150ft required; 50ft proposed
Lot frontage (new lot 71.03)	100ft required; 59.66ft proposed

6. T&M Associates, the Board engineers, prepared a report to the Board on the revised application dated December, 2021. The Board hereby adopts the findings in the reports and incorporates them in this Resolution by reference.

7. The applicant testified that the purpose of the subdivision would be to construct a single family residence on the front lot for herself, and to allow her builder to construct a single family residence on the back flag lot for himself. She testified that there are other similar flag lots in the area, and that her proposal would conform to the development in the area. The applicant's builder, Frederick "Rick" Heim, testified that the fire company had no objections to the proposed subdivision, and that the homes would have French drain systems to control stormwater. Both the front lot and the back lot would have sufficient lot area, even if there was a required dedication for road improvements for the adjacent paper streets (Selser Drive & Granville Drive). No additional variances would be required for the construction of new homes on both lots. With regard to the driveway access to Parkertown Drive provided by the spoke of the rear lot, the applicant agreed that, should either of the adjacent paper streets (Selser Drive & Granville Drive) be improved in the future, the driveways for the new homes would be re-routed to the new street in order to eliminate any danger of driveways and intersections being in close proximity on Parkertown Drive at the subject lots. The testimony elicited supported the applicant's contention that the proposed subdivision is in keeping with the area and that the granting of the application would in no way be detrimental to the public good.

The Little Egg Harbor Township Planning Board concurs with these representations and so finds.

WHEREAS, the Planning Board has determined that the applicant should be granted the requested relief for the following reasons:

1. The proposed subdivision will pose no danger to the surrounding area.
2. The granting of the application will not have a substantial detriment to the public good and will not substantially impair the intent and purpose of the Zone Plan, Master Plan, and/or Zoning Ordinances of the Township of Little Egg Harbor.
3. The positive criteria outweigh the negative, if any.
4. The applicant's proposal represents a better zoning alternative for the subject property, in that it will bring the tract closer to the size regulations of the Township Ordinances.
5. There was no public comment at the hearing.
6. The safety and well being of the immediate area will not be adversely affected by the proposed subdivision.
7. The application is in substantial compliance with the Zone Plan or Master Plan, and will not unduly impact upon the neighborhood scheme.

NOW, THEREFORE, BE IT RESOLVED by the Little Egg Harbor Township Planning Board that the application is hereby approved subject to the following conditions:

1. **The new homes to be constructed on the new subdivided lots shall have French drain systems to control stormwater.**
2. **Should either of the adjacent paper streets (Selser Drive & Granville Drive) be improved in the future, the driveways for the new homes shall be promptly re-routed to the new street in order to eliminate any danger of driveways and intersections being in close proximity to the new street entrances on Parkertown Drive at the subject lots. Any Parkertown Drive driveways will be immediately vacated and abandoned if Selser Drive or Granville Drive are improved in the future.**
3. **The applicant shall comply with all conditions and recommendations of the Board professionals contained in the aforementioned report of T&M Associates, the Board Engineers.**
4. **No other variances have been requested, and no other variances are approved or implied.**

In addition, the following general conditions shall apply:

1. The applicant must submit proof of payment of all currently due taxes to the Little Egg Harbor Township Planning Board.
2. The applicant must post all bonds and guaranties as required and recommended by this Board and said Planning Board engineer. Moreover, the Applicant must post all required engineering inspection fees.
3. All representations and statements made by the Applicant, as well as Applicant's representatives and witnesses, shall be considered and deemed to be relied upon by the Board in rendering this decision and to be an expressed condition of this Board's actions in approving the subject application. Any misstatement or misrepresentation, whether by mistake or change in circumstance, shall be deemed a breach of this condition of approval and shall subject this application to further review of this Board's own motion.
4. In the event the Planning Board determines that it reasonably relied upon any misstatement or misrepresentation, then and in that case any approvals previously given may be rescinded and any improvements in place on the premises in question shall not be considered as being in compliance with the ordinances of the Township of Little Egg Harbor.
5. The applicant must comply with all conditions as contained in the Board Engineer's Report, and the conditions in the Board Landscape Architect's report.
6. The applicant must obtain reports with signed certifications from the Township of Little Egg Harbor Planning Board Engineer, Zoning Officer, and Building Department certifying compliance with all conditions of the Resolution.
7. No building permit will be issued until all escrow accounts have sufficient monies to pay all outstanding Planning Board professional fees. In the event a building permit is issued and there are outstanding escrow monies due for Planning Board professional fees, a stop-work order will be filed against the applicant/contractor until such escrow fees have been confirmed by the Board Secretary as paid in full.

8. In the event there is an *existing* violation, the applicant shall have thirty (30) days from the date of the Notice of Decision was published to correct the violation. Failure to correct the existing violation within the time proscribed will result in the issuance of a summons.

9. The applicant shall comply with all regulations and obtain all necessary permits required by outside agencies, including local, state and federal.

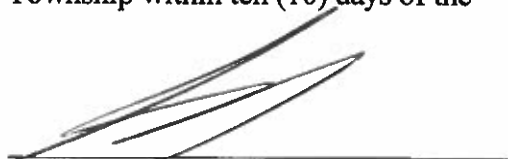
10. The applicant has agreed to participate in the State recycling program. The program provides credits to the Township of Little Egg Harbor when trees and tree parts are cleared from properties and processed into wood chips (at the site) and then recycled for use as product on-site or off-site. The applicant agrees to file the appropriate forms with Little Egg Harbor Township so that the Township will receive recycling credits pursuant to *N.J.A.C. 7:26A-1.4*.

11. The applicant shall provide proof of compliance and approval from NJDEP and/or CAFRA, if applicable.

BE IT FURTHER RESOLVED the applicant's request for board approval of the application for a minor subdivision, pursuant to the terms and conditions as set forth more fully in the preamble of this Resolution, be and hereby are approved.

BE IT FURTHER RESOLVED that a copy of this Resolution be forwarded to the applicant, the Building Department, and the Township Clerk by the Planning Board secretary.

BE IT FURTHER RESOLVED that a notification of this favorable Resolution shall be published in an official newspaper of the Little Egg Harbor Township within ten (10) days of the adoption of this resolution.



GEORGE GARBARAVAGE, Chair

CERTIFICATION

I, **Robin Schilling**, Secretary of the Little Egg Harbor Township Planning Board, certify that the foregoing Resolution was duly adopted at a meeting held on February 3, 2022, memorializing the vote of the Little Egg Harbor Township Planning Board at a meeting previously held on January 6, 2022, a quorum being present and voting in the majority.



Robin Schilling, Board Secretary