

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

**RESOLUTION NO.: 2022-03
VARIANCE APPLICATION NO.: 2021-22**

RE: TTK HOMES 1, LLC
BLOCK 325.51, LOT 48
96 Lake Superior Drive
Application for Bulk Variance

WHEREAS, TTK HOMES 1, LLC, whose mailing address is 207 Shore Road, Somers Point, New Jersey 08224, has applied for relief pursuant to N.J.S.A. 40:55D-70(c) affecting premises located at Block 325.51 Lot 48, as shown on the Tax Map of the Township of Little Egg Harbor and otherwise known as 96 Lake Superior Drive, Little Egg Harbor, New Jersey; and

WHEREAS, a public hearing was held on said application on December 8, 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 west side of Lake Superior Drive on the lagoon. The entire 0.11 acre (5,000 sf) site is upland property. The site is currently improved with a 2-story raised single family dwelling with a concrete driveway, a stone driveway, covered front porch, first and second story decks, wood docks and a bulkhead. The lot is surfaced with stone.

3. The Applicant requires the following variance:

A. **Minimum Front Yard Setback (Stairs) §15-7.81:** The required minimum front yard setback for a staircase is 15 feet, whereas 9.6 feet is existing.

B. **Minimum Front Yard Setback (Covered Porch) §15-4.14E:** The required minimum front yard setback is 20 feet, whereas 12.9 feet is existing for the covered porch.

C. **Minimum Setback for AC Units to a property line §15-7.8F:** The required minimum setback for AC Units to a property line is 2 feet, whereas 1.9 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 12th day of January, 2022, 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 November 15, 2021, a copy of which is annexed hereto and made a part hereof.

2. The Applicant is granted the following variances:

A. **Minimum Front Yard Setback (Stairs) §15-7.81:** The required minimum front yard setback for a staircase is 15 feet, whereas 9.6 feet is existing.

B. **Minimum Front Yard Setback (Covered Porch) §15-4.14E:** The required minimum front yard setback is 20 feet, whereas 12.9 feet is existing for the covered porch.

C. **Minimum Setback for AC Units to a property line §15-7.8F:** The required minimum setback for AC Units to a property line is 2 feet, whereas 1.9 feet is existing.

3. The Applicant testified that the downspouts, leaders and runners will run into a French drain.

4. 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.

5. 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.

6. 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.

7. 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 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 December 8, 2021, as copied from the minutes of said meeting.



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