

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

**RESOLUTION NO.: 2022-08
VARIANCE APPLICATION NO.: 2022-01**

**RE: GUMBARS, WILLIAM AND JOHN
BLOCK 325.111, LOT 3
712 TWIN LAKES BOULEVARD
Application for Bulk Variance**

WHEREAS, WILLIAM GUMBARS AND JOHN GUMBARS, whose mailing address is 23 Beverly Hill road, Clifton, New Jersey 07012, has applied for relief pursuant to N.J.S.A. 40:55D-70(c) affecting premises located at Block 325.111, Lot 3, as shown on the Tax Map of the Township of Little Egg Harbor and otherwise known as 712 Twin Lakes Boulevard, Little Egg Harbor, New Jersey; and

WHEREAS, a public hearing was held on said application on March 9, 2022, 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 (PIQ) is located on the west side of Twin Lakes Boulevard on the lagoon. The entire 0.117 acre (5,099.6 sf) site is upland property. The site is currently developed with an existing 2 story single family dwelling with a front porch, first and second floor rear decks, concrete driveway, concrete sidewalk, and an existing shed. There is also an

existing bulkhead, existing docks, and boat lift within the lagoon area at the rear of the property. The Applicant seeks variance relief to construct a 2-story addition and covered porch to the front portion of the existing dwelling.

3. The applicant requires the following variance:

A. **Maximum Building Coverage §15-4.14E(10)**: the allowable maximum building coverage is 30%, whereas 33.5% is existing and 36.5% is proposed.

B. **Side Yard Setback for Accessory Use (Existing Shed) §15-4.14E(8)**: the required minimum side yard setback for an accessory structure is 5 feet, whereas 2.6 feet is existing.

C. **Rear Yard Setback for Accessory Use from Bulkhead (Existing Shed) §15-4.14F(1)(d)**: the required minimum rear yard setback for an accessory structure to a bulkhead is 15 feet, whereas 9.7 feet is existing.

D. Applicant requests no other bulk variances or waivers.

4. The Applicant 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.

5. The Applicant was represented by Richard P. Visotcky Esquire appearing on behalf of the Applicant.

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

7. 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 13th day of April, 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 letter as prepared by the Little Egg Harbor Township Zoning Board of Adjustment Engineer dated February 8, 2022, a copy of which is annexed hereto and made a part hereof.

2. The Applicant is granted the following variances:

A. **Maximum Building Coverage §15-4.14E(10)**: the allowable maximum building coverage is 30%, whereas 33.5% is existing and 36.5% is proposed.

3. The following variances were **denied**:

A. **Side Yard Setback for Accessory Use (Existing Shed) §15-4.14E(8)**: the required minimum side yard setback for an accessory structure is 5 feet, whereas 2.6 feet is existing.

B. **Rear Yard Setback for Accessory Use from Bulkhead (Existing Shed) §15-4.14F(1)(d)**: the required minimum rear yard setback for an accessory structure to a bulkhead is 15 feet, whereas 9.7 feet is existing.

4. The applicant shall provide an updated survey.

5. Applicant shall bring the existing shed into compliance with all zoning and flood requirements or remove same. (Post hearing applicant's attorney Richard Visotcky, Esquire. Advised that the shed has been removed.)

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 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 March 9, 2022, as copied from the minutes of said meeting.



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