

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

**RESOLUTION NO.: 2021-22
VARIANCE APPLICATION NO.: 2021-13**

RE: CARVALHO PROPERTY MANAGEMENT, LLC
BLOCK 313 LOT 15
27 West Brig Drive
Application for Bulk Variance

WHEREAS, CARVALHO PROPERTY MANAGEMENT, LLC, whose mailing address is 83 Pageant Lane, Willingboro, New Jersey 08046, has applied for relief pursuant to N.J.S.A. 40:55D-70(c) affecting premises located at Block 313, Lot 15, as shown on the Tax Map of the Township of Little Egg Harbor and otherwise known as 27 West Brig Drive, Little Egg Harbor, New Jersey; and

WHEREAS, a public hearing was held on said application on August 11, 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 (PIQ) is located on the south side of West Brig Drive on the lagoon. Of the 0.10 acre (4,500 sf) site, 3,844 sf is upland property, and 656 sf is located within the water. The site is currently developed with a vinyl bulkhead. The Applicant seeks variance relief to construct a 2 story frame dwelling with a garage, a covered porch and steps in the front

and steps in the rear, and a gravel driveway in the R-50 Residential Zone. A single family residence is a permitted use.

3. The applicant requires the following variance:

A. Minimum Lot Area §15-4.14F(1)(a): the required minimum lot area is 4,350 sf, whereas 3,844 sf is existing.

B. Minimum Lot Depth to Bulkhead §15-4.14F(1)(b): whereas the required minimum lot depth to a bulkhead is 87 ft., whereas the existing minimum lot depth to the bulkhead is 76.71 ft.

4. Applicant requests the following Waivers.

A. Per §15.11.8B(1)(a) street trees are required to be provided between 30 ft. and 50 ft. apart along the street frontage, in conjunction with all development. None have been provided and Applicant has requested a waiver with respect to the street trees.

B. Applicant has requested a waiver with respect to the driveway apron.

5. The Applicant was represented by David Esposito, Esquire

6. 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.

7. Vincent Frank testified that he was concerned about side access.

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 8th day of September, 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 July 1, 2021 and August 9, 2021, a copies of which are annexed hereto and made a part hereof.

2. The Applicant is granted the following variances:

A. **Minimum Lot Area §15-4.14F(1)(a)**: the required minimum lot area is 4,350 sf, whereas 3,844 sf is existing.

AB **Minimum Lot Depth to Bulkhead §15-4.14F(1)(b)**: whereas the required minimum lot depth to a bulkhead is 87 ft., whereas the existing minimum lot depth to the bulkhead is 76.71 ft.

3. The Applicant is granted the following Waiver:

Per §15.11.8B(1)(a) street trees are required to be provided between 30 ft. and 50 ft. apart along the street frontage, in conjunction with all development. None have been provided and Applicant was granted a Waiver with respect to the street trees.

4. The Waiver with respect the driveway apron was denied.

5. Applicant testified that the grading to the property would not be changed in any way which might cause additional run-off from the property onto neighboring properties.

6. Applicant shall provide a CAFRA permit should same be required.

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

8. 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.

9. 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.

10. 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.

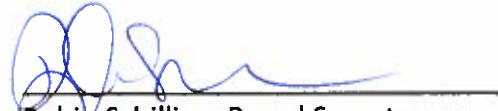
11. The applicant shall resubmit this entire proposal should there be any substantial deviation from this Resolution or the submitted plans, documents, or oral representations made by this applicant.



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 August 11, 2021 as copied from the minutes of said meeting.



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