

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

**RESOLUTION NO.: 2021-24
VARIANCE APPLICATION NO.: 2021-20**

RE: CURTIN, MICHAEL AND ALLYSON
BLOCK 326.05, LOT 20
68 HOLLYBROOK DRIVE
Application for Bulk Variance

WHEREAS, MICHAEL AND ALLYSON CURTIN, whose mailing address is 68 Hollybrook Drive, Little Egg Harbor, New Jersey 08087, has applied for relief pursuant to N.J.S.A. 40:55D-70(c) affecting premises located at Block 326.05, Lot 20, as shown on the Tax Map of the Township of Little Egg Harbor and otherwise known as 68 Hollybrook Drive, Little Egg Harbor, New Jersey; and

WHEREAS, a public hearing was held on said application on November 10, 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 at the northeast corner of the intersection of Hollybrook Drive and Oakbrook Drive. The lot is a corner lot and is approximately 9,865 SF in size. The site is currently improved with a 2-story single family dwelling with an asphalt driveway and an existing shed. The lot is surfaced with lawn area. The Applicant is seeking relief for a proposed above ground pool located in the front yard area in the R-75A Residential Zone. A private residential swimming pool is a permitted accessory use.
3. The applicant requires the following variance:
 - A. **Minimum Front Yard Setback - Oakbrook Drive (Pool) \$15-4.12E(4):**
whereas the minimum front yard setback is 25 ft. whereas 6 ft is provided.
 - B. 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 Kevin Quinlan, Esquire, Robert Shinn, 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 8th day of December, 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 letter as prepared by the Little Egg Harbor Township Zoning Board of Adjustment Engineer dated November 1, 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 - Oakbrook Drive (Pool) §15-4.12E(4):**

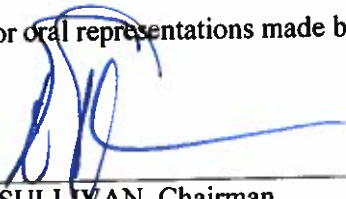
whereas the minimum front yard setback is 25 ft. whereas 6 ft is provided.

3. 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.

4. 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.

5. 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.

6. 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 November 10, 2021 as copied from the minutes of said meeting.



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