

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

**RESOLUTION NO.: 2020-11
VARIANCE APPLICATION NO.: 2020-04**

RE: SHORE INVESTORS GROUP, LLC
Block 312, LOT 40
6 West Brig Drive
Application for bulk variance

WHEREAS, SHORE INVESTORS GROUP, LLC whose mailing address is c/o John L. Ball, Jr., 112 W. 10th Street, Ocean City, New Jersey 08226, has applied for relief pursuant to N.J.S.A. 40:55D-70(c) affecting premises located at Block 312, Lot 40, as shown on the Tax Map of the Township of Little Egg Harbor and otherwise known as 6 West Brig Drive, Little Egg Harbor, New Jersey; and

WHEREAS, a public hearing was held on said application on July 14, 2020, 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 northerly side of west Brig Drive. The 0.10 acre (4,500 sf) site is located on a man-made lagoon. The upland acreage of the lot is 0.09 acres (3,970 sf). The dwelling on the site has been removed. The only remaining improvement on

the property is a metal shed and a tree. The property is in the R-50 Residential Zone. The Applicant is proposing to construct a two-story, single-family modular dwelling with a one car garage, 1st floor porch and a 1st floor and 2nd floor rear deck. The improvements include a concrete driveway, pressure treated railroad tie walls, a trench drain along the rear of the property, proposed sewer and water laterals, 2 A/C units and electrical service. The remainder of the site is proposed to have stone ground cover. The Applicant is seeking bulk variances for the required minimum upland lot area of 4,350 sf, whereas 3,970 sf is existing and the required minimum lot depth to bulkhead and MHWL of 87 ft, WHEREAS 78.4 ft is existing. The applicant requires the following variances:

- a. **Minimum Lot Area Upland:** where 4,350 SF is required and 3,970 SF is existing.
- b. **Minimum Lot Depth to bulkhead:** where 87 FT is required and 78.4 FT is existing.

3. The Applicant was represented by John P. Amenhauser, Esquire.

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. No member of the public appeared to testify on this Application.

6. 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 August, 2020, 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 June 1, 2020, a copy of which is annexed hereto and made a part hereof.

2. Applicant is specifically granted the following variances:

a. Minimum Lot Area Upland: where 4,350 SF is required and 3,970 SF is existing.

b. Minimum Lot Depth to Bulkhead: where 87 FT is required and 78.4 FT is existing.

3. Applicant testified that the shed will be removed at the time construction is completed.

4. Applicant testified that the grading in the rear will be raised so the run-off is toward the street.

5. A drainage trench will be constructed with the pipes to drain toward the street.

6. Applicant shall follow up with the DEP and approval "by Rule" in format which shall

be provided to the Construction Office.

7. Applicant shall provide updated plans to include a driveway apron detail and metes and bounds description

8. Applicant shall comply with RSIS standards with respect to off-street parking

9. 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.

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 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

July 8,

2020, as copied from the minutes of said meeting.



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