

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

**RESOLUTION NO.: 2021-14
VARIANCE APPLICATION NO.: 2021-03**

RE: SAGE HOME SOLUTIONS, LLC
BLOCK 326.218, LOT 57
12 Maryland Road
Application for Bulk Variance

WHEREAS, SAGE HOME SOLUTIONS, LLC, whose mailing address is 1114 Fedirko Court, Linden, New Jersey 07036, has applied for relief pursuant to N.J.S.A. 40:55D-70(c) affecting premises located at Block 326.218 Lot 57, as shown on the Tax Map of the Township of Little Egg Harbor and otherwise known as 12 Maryland Road, Little Egg Harbor, New Jersey; and

WHEREAS, a public hearing was held on said application on April 14, 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 southwesterly side of Maryland Road on the lagoon. Of the 0.15 acre (6,500 sf.) site, 5,456 sf. is upland property and 1,044 sf. is located within the water. The site is currently improved with a bulkhead and dock. The Applicant is proposing to construct a two story frame dwelling on pilings with garage below. The improvements include a front porch with stairs and landing; a rear porch and deck with stairs;

2 stone surfaced driveways.

3. The Applicant requires the following variance:

A. **Maximum Uncovered Stair Encroachment into Front Yard Setback §15-7.81:** The maximum uncovered stair encroachment into front yard setback is 5 ft whereas 9 ft is provided.

B. **Minimum Lot Depth to Bulkhead §15-4.14F(1)(b):** The minimum lot depth to bulkhead required is 87 ft whereas 83.47 ft is existing.

4. The Applicant requires the following waiver

A. Applicant requests a waiver for the street tree requirement.

B. Applicant requests no other bulk variances or waivers.

5. The Applicant was represented by Joseph Coronato, Esquire

6. The Applicant testified that he would move the house forward to conform with the rear yard setback so no variance is required. 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 May, 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 March 17, 2021, a copy of which is annexed hereto and made a part hereof.

2. The Applicant is granted the following variances:

A. **Maximum Uncovered Stair Encroachment into Front Yard Setback §15-7.81:** The maximum uncovered stair encroachment into front yard setback is 5 ft and 9 ft is provided.

B. **Minimum Lot Depth to Bulkhead §15-4.14F(1)(b):** The minimum lot depth to bulkhead required is 87 ft whereas 83.47 ft is provided.

3. Applicant is granted the following Waiver:

A. Applicant was granted a waiver for the street tree requirement.

4. The Applicant testified that he will have the roof running and recharge system for runoff.

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

6. The Applicant testified that both driveways will either be pavers or concrete and will pitch toward the road.

7. 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.

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.

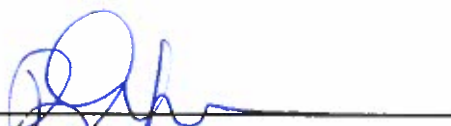
9. The applicant shall resubmit this entire proposal should there be any substantial deviation from this Resolution or the submitted plans, documents, or oral representations made by this applicant.



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 April 14, 2021 as copied from the minutes of said meeting.



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