

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

**RESOLUTION NO.: 2021-17
VARIANCE APPLICATION NO.: 2021-06**

RE: SCACCETTI, ARLENE
BLOCK 310, LOT 39
56 West Anchor Drive
Application for Bulk Variance

WHEREAS, ARLENE SCACCETTI, whose mailing address is 56 West Anchor 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 310, Lot 39, as shown on the Tax Map of the Township of Little Egg Harbor and otherwise known as 56 West Anchor Drive, Little Egg Harbor, New Jersey; and

WHEREAS, a public hearing was held on said application on May 12, 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 west side of West Anchor Drive on the lagoon. Of the 0.12 acre (5,150 sf) site, 4,615 sf is upland property and 535 sf is located within the water. The site is currently improved with a 1 story single family dwelling with an outdoor shower, an attached ground level deck, concrete pad, concrete sidewalk, a shed, 6ft high vinyl fencing, a wood deck, wood docks and a bulkhead. The lot is surfaced with stone.

The Applicant is proposing to construct a 9.5 ft x 18 ft sunroom addition onto the south side of the dwelling.

3. The applicant requires approval for the following pre-existing nonconformities:

A. Minimum Side Yard Setback – Principal §15-4.14E(5): whereas 5 feet is required and 4.6 feet is existing.

B. Minimum Accessory Structure Side Yard Setback (Shed) §15-4.14E(8): whereas 5 feet is required and 4.6 feet is existing.

C. Minimum Accessory Structure Setback to the Bulkhead (Shed) §15-4.14F(d): whereas 15 feet is required and 12 feet is existing.

D. Minimum for AC Units to a property line: whereas 4 feet is required and 0 feet is existing.

4. Applicant seeks approval for the following variance:

A. Minimum Combined Side Yard Setback §15-4.14E(6): whereas 15 feet is required and 9.7 feet is proposed.

5. Applicant requests no other bulk variances or waiver.

6. The Applicant was represented by Richard Kitrick, Esquire.

7. 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.

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 9th day of June, 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 May 3, 2021, a copy of which is annexed hereto and made a part hereof.

2. The Applicant is granted approval for the following pre-existing nonconformities:

A. **Minimum Side Yard Setback – Principal §15-4.14E(5):** whereas 5 feet is required and 4.6 feet is existing.

B. **Minimum for AC Units to a property line:** whereas 4 feet is required and 0 feet is existing.

3. Applicant is granted approval for the following variance:

A. **Minimum Combined Side Yard Setback §15-4.14E(6):** whereas 15 feet is required and 9.7 feet is proposed.

4. Applicant testified that the grade of the property is not being changed in any way that might cause additional run-off from the property onto neighboring properties.

5. The shed shall be relocated to be in compliance with all setback and no variances are required relative to the shed. However, if the sheds cannot be moved to be in compliance they shall be removed.

6. Runners and leaders of new structure shall run into a French drain.

7. Applicant's survey shall be updated to include correct names of residents with 200 feet of the property.

8. Applicant shall install a concrete apron.

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. 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 Res1

11. 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.

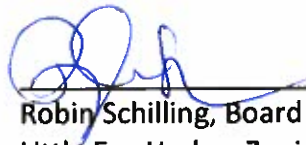
12. The applicant shall resubmit this entire proposal should there be any substantial deviation from this Resolution or the submitted plans, documents, or oral representations made by this applicant.



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 May 12, 2021 as copied from the minutes of said meeting.



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