

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

---

**RESOLUTION NO.: 2018-15  
VARIANCE APPLICATION NO.: 2018-03**

RE: FRANCESCO SERRAO  
Block 325.110, LOT 6  
10 Columbia Road  
Application for bulk variance

**WHEREAS**, FRANCESCO SERRAO, whose mailing address is 411 W. Prospect Avenue, North Wales, Pennsylvania 19454, has applied for relief pursuant to N.J.S.A. 40:55D-70(c) affecting premises located at Block 325.110 Lot 6, as shown on the Tax Map of the Township of Little Egg Harbor and otherwise known as 10 Columbia Road, Little Egg Harbor, New Jersey; and

**WHEREAS**, a public hearing was held on said application on June 13, 2018, 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 along the north side of Columbia road, on a manmade lagoon in Mystic Island area of the Township, approximately 300 feet west of Twin Lakes Boulevard. The property is located within the R-50 Residential Zone. The application is for a variance relating to the front stairs and landing, side yard setback and combined side yard

setback. The applicant requires the following variances:

a. **Minimum Front Yard Setback (§15-4.14E(4))**: where 20 FT is required and 11.7 FT is proposed.

b. **Minimum Side Yard Setback (§15-4.14E(5))**: where 5 FT is required and 4.8 FT is proposed.

c. **Minimum combined Side Yard Setback (§15-4.14E(6))**: where 15 FT is required and 14.9 FT is proposed.

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

4. The Applicant testified that there would be no detriment to the surrounding community by the grant 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      day of July, 2018, 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 April 26, 2018, a copy of which is annexed hereto and made a part hereof.

2. Applicant is specifically granted the following variances:

a. **Minimum Front Yard Setback(\$15-4.14E(4))**: where 20 FT is required and 11.7 FT is proposed.

b. **Minimum Side Yard Setback(\$15-4.14E(5))**: where 5 FT is required and 4.8 FT is proposed.

c. **Minimum combined Side Yard Setback(\$15-4.14E(6))**: where 15 FT is required and 14.9 FT is proposed.

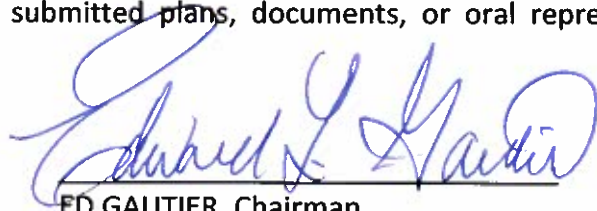
3. Applicant testified that the grade of the property is not being changed in any way that might cause additional run-off from the property onto neighboring properties.

4. 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.

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.



ED GAUTIER, 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

*June 13,* 2018, as copied from the minutes of said meeting.



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