

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

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**RESOLUTION NO.: 2018-16  
VARIANCE APPLICATION NO.: 2018-10**

RE: SHOCKLEY, GARY  
Block 325.41, LOT 14  
131 South Captains Drive  
Application for bulk variance

**WHEREAS**, GARY SHOCKLEY, whose mailing address is 131 South Captains 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 325.41 Lot 14, as shown on the Tax Map of the Township of Little Egg Harbor and otherwise known as 131 South Captains Drive, Little Egg Harbor, New Jersey; and

**WHEREAS**, a public hearing was held on said application on September 12, 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 eastern side of South Captains Drive, on a manmade lagoon in the Mystic Island area of the Township, approximately 770 FT south of Staysail Drive, in the Mystic Island area of the Township. The property is located within the R-50 Residential Zone. The applicant has constructed a new home on pilings in order to meet the

new higher flood elevation requirements. The application is for a variance relating to the front stairs and landing, The applicant requires the following variances:

a. Minimum Front Yard Setback – uncovered stairs (§15-4.14E(4)): where 20 FT is required and 14.5 FT is proposed.

3. The Applicant was represented by E. Allen Nickerson, 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 12<sup>th</sup> day of September, 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 August 31 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 – uncovered stairs (§15-4.14E(4)): where 20 FT is required and 14.5 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. Applicant shall comply with RSIS standards with respect to off-street parking

5. Applicant shall, with respect to the use for the space underneath the home, utilize same for storage, with no occupancy permitted.

6. 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.

7. 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.

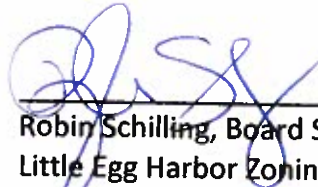
8. The applicant shall resubmit this entire proposal should there be any substantial deviation from this Resolution or the submitted plans, documents, or oral representations made by this applicant.



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Dave Fuller, Vice-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 September 12, 2018, as copied from the minutes of said meeting.



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