

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

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**RESOLUTION NO.: 2019-11  
VARIANCE APPLICATION NO.: 2018-16**

RE: COURTER, JOSEPH A.  
Block 295, Lot 2  
Application for Use Variance

**WHEREAS**, JOSEPH A. COURTER., whose mailing address is 245 Great Bay Boulevard, Little Egg Harbor, New Jersey, 08087, has applied for relief pursuant to N.J.S.A. 40:55D-70(d), affecting premises located at Block 295, Lot 1, as shown on the Tax Map of the Township of Little Egg Harbor and otherwise known as 245 Great Bay Boulevard; and

**WHEREAS**, a public hearing was held on said application on February 13, 2019, 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 subject property is located in the Holly Lake Section of the Township, on the east side of Great Bay Boulevard, north of Daddy Tucker Drive and south of Baltic Avenue. The Applicant seeks variance relief relating to an extension of the use variance previously granted on August 13, 2014, without expiration or time limit.
3. On August 13, 2014, a Use Variance was granted to the Applicant by the Zoning

Board by the memorialization of Resolution No. 2014-19 to permit an R-50 single family use for Block 295, Lot 1. Block 295, Lot 1 is a 6.5 acre site which surrounds Block 295, Lot 2 (an outparcel at the time of the previous use variance approval. The Applicant is requesting an extension of the Use variance previously granted without expiration of time or time limit due to the delay in obtaining outside agency approvals, most importantly NJDEP in regards to the Sewer Service Area.

4. The Applicant was represented by Kevin S. Quinlan, Esquire.

5. The Applicant testified that there would be no detriment to the surrounding community by the granting of this use variance relief which would, in applicant's opinion, constitute a benefit to the neighborhood without being inconsistent with the zone plan and zoning ordinances.

6. No person appeared in opposition to the subject application.

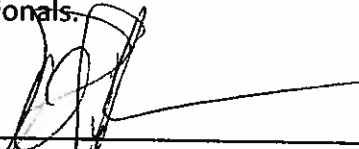
7. Based upon the foregoing evidence, the Board makes the following findings:

A. The applicant has demonstrated that an extension of the prior Use Variance which was granted on August 13, 2014 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 13<sup>th</sup> day of March, 2019, 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, and exhibits submitted with regard to the proposed development of the subject property.

2. Applicant is specifically granted an extension of the use variance previously granted on August 13, 2014, without expiration or time limit.
3. Applicant shall return to the Board for site plan approval.
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 his attorneys or other professionals.

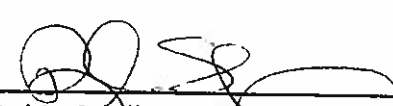


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EUGENE F. SULLIVAN, Chairman  
Little Egg Harbor Zoning Board of Adjustment

**CERTIFICATION**

The foregoing is a true copy of a memorializing resolution by said Board at its meeting of February 13, 2019, as copied from the minutes of said meeting.



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