

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

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**RESOLUTION NO.: 2019-14  
VARIANCE APPLICATION NO.: 2019-02**

RE: INGRAM, BRIAN  
BLOCK 313, LOT 13  
Application for Bulk Variance

**WHEREAS**, Brian Ingram, whose mailing address is 18 Popper Street, Manahawkin, New Jersey 08050, has applied for relief pursuant to N.J.S.A. 40:55D-70(c) affecting premises located at Block 313, Lot 13, as shown on the Tax Map of the Township of Little Egg Harbor and otherwise known as 23 West Brig Drive, Little Egg Harbor, New Jersey; and

**WHEREAS**, a public hearing was held on said application on March 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 property in question is located on the southerly side of West Brig Road. A portion of the 0.10 acre (4,500 sf) site is located within the water. The upland acreage is 0.09 acres (3,882 sf). The site is currently vacant. The Applicant is proposing to construct a family dwelling in the R-50 Residential Zone. A single-family dwelling is a permitted use.

3. The applicant seeks approval of all pre-existing non-conformances as follows:

A. **Minimum Lot Area §15-4.14F:** of 3,882 sf., where 4,350 sf is required.

B. **Minimum Lot Depth §15-4.14-F:** of 77.7 ft, where 87 ft is required.

4. The applicant seeks variance approval as follows:

A. **Minimum Front Yard Setback §15-4.14E:** where 20 ft is required and 18 ft is proposed.

B. **Maximum Uncovered Stair Encroachment into Front Yard Setback §15-7.81:** where 5 ft is permitted and 8.7 ft is proposed.

Applicant requests no other bulk variances or waivers.

5. The Applicant was represented by Robert Rue, Esquire.

6. 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.

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 10<sup>th</sup> day of April, 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, 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 February 25, 2019, a copy of which is annexed hereto and made a part hereof.

2. The Applicant is granted approval of all pre-existing nonconformances as follows:

A. **Minimum Lot Area §15-4.14F:** of 3,882 sf., where 4,350 sf is required.

B. **Minimum Lot Depth §15-4.14-F:** of 77.7 ft, where 87 ft is required.

3. The Applicant is granted variance approval as follows:

A. **Minimum Front Yard Setback §15-4.14E:** where 20 ft is required and 18 ft is proposed.

B. **Maximum Uncovered Stair Encroachment into Front Yard Setback §15-7.81:** where 5 ft is permitted and 8.7 ft 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. Applicant shall, with respect to the use for the space underneath the home, utilize same for storage and/or garage, 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 forty-five (45) 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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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 March 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