

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

**RESOLUTION NO. 2019-19
VARIANCE APPLICATION NO. 2019-08**

RE: GRIFFIN, BRENT
76 Burton Drive
Block 14, Lot 126
Application for Bulk Variance

WHEREAS, BRENT GRIFFIN, whose mailing address is 76 Burton Drive, Little Egg Harbor, New Jersey, has applied for relief pursuant to N.J.S.A. 40:55D-70c(2), affecting premises located at Block 14, Lot 126, as shown on the Tax Map of the Township of Little Egg Harbor and otherwise known as 76 Burton Drive, in the Township of Little Egg Harbor, State of New Jersey; and

WHEREAS, a public hearing was held on said application on August 14, 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, testimony and exhibits submitted and inspection of the site, if any, 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 north side of Burton drive, approximately 800 ft west of the intersection of Thomas Avenue. The property is located within the R-3A (Residential) Zone. The site is 0.64 acres. The site is a former residential property. The property is outside of the Pinelands area. The applicant proposes to construct a proposed 2,626 sq. ft., three (3) bedroom

dwelling, an attached garage with a paved driveway, an attached wood deck, a 900 sf pole barn with a stone drive, a septic system, a potable well and 2 drywells with piping for drainage. The proposed single-family dwelling is a permitted use; however, the existing lot is con-conforming in size. Additionally, the proposed pole barn structure would be considered a permitted accessory use in the zone. The height of the pole barn is not provided; therefore, it cannot be determined if the pole barn is a compliant structure.

3. The applicant requires the following variances

a. **§15-4.5E(1)** – The required minimum lot area is 3 acres, whereas the existing lot area is 0.643 acres.

b. **§15-4.5E(2)** – The required minimum lot width is 150 ft, whereas the existing lot width is 137.97 ft.

c. **§15-4.5E(3)** - The required minimum lot depth is 200 ft, whereas the existing lot depth is 186.3 ft.

d. **§15-4.5E(10)** - The required maximum percent building coverage is 5%, whereas the proposed building coverage is 14.5%.

e. **§15-7.14B** – Accessory building shall not exceed 15 ft in height, whereas the Applicant has not provided the height of the pole barn.

4. Applicant requests no other bulk variances or waivers.

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

6. Applicant provided testimony on his own behalf, stating that it would be a benefit to the surrounding community, in that the relief requested will not cause substantial detriment to the public good and will not substantially impair

the intent and purpose of the Zoning Plan or Zoning Ordinance, while enhancing the use, value and layout of the subject property.

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

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

a. Due to the unique location of the property, the applicant has demonstrated that the requested variance can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the zone plan and zoning ordinances of the Township of Little Egg Harbor.

NOW, THEREFORE, BE IT RESOLVED, by the said Board that on this 11th day of September, 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 all representations, plans and exhibits submitted with regard to the subject property and shall further comply in all respects with the technical review letter as prepared by the Little Egg Harbor Township Zoning Board of Adjustment Engineer dated July 30, 2019, a copy of which is annexed hereto and made a part hereof.

2. Applicant may construct the pole barn in accordance with the plans as presented by the Applicant.

3. The applicant is specifically granted the following variances:

a. **§15-4.5E(1)** – The required minimum lot area is 3 acres, whereas the existing lot area is 0.643 acres.

b. **§15-4.5E(2)** – The required minimum lot width is 150 ft, whereas the existing lot width is 137.97 ft.

c. **§15-4.5E(3)** - The required minimum lot depth is 200 ft, whereas the existing lot depth is 186.3 ft.

d. **§15-4.5E(10)** - The required maximum percent building coverage is 5%, whereas the proposed building coverage is 14.5%.

e. **§15-7.14B** – Accessory building is in excess of 15 ft in height; however, **Applicant certifies that the pole barn will not exceed 23 ft. in height.**

4. Applicant certifies that the pole barn will contain no habitable areas.

5. Applicant certifies that the pole barn will be used for personal storage only and will not be used for commercial purposes.

6. Applicant testified that the only utility to the pole barn would be electric service.

7. Applicant shall direct any proposed roof leaders away from adjacent properties.

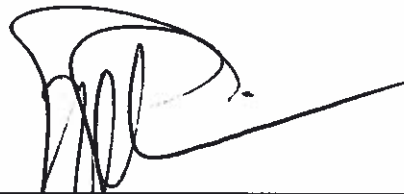
8. Applicant testified that the metal siding on the pole barn shall be the same color as the siding on the house.

9. The applicant shall further reimburse the Township of Little Egg Harbor 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. 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.

11. The applicant shall resubmit this entire application 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.



EUGENE F. SULLIVAN
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 August 14, 2019 as copied from the minutes of said meeting.



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