

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

**RESOLUTION NO. 2018-13
INTERPRETATION OF USE APPLICATION NO. 2018-05**

RE: PROPARK BY HARTLEY, LLC
Block 78, Lot 3, 1310 North Green Street
Interpretation of Use Application

WHEREAS, PROPARK BY HARTLEY, LLC, whose mailing address is 1310 North Green Street, Little Egg Harbor, New Jersey 08087, has applied for an interpretation of a use pursuant to Little Egg Harbor Land Use and Development Regulations, affecting premises located at Block 78, Lot 3, on the Tax Map of the Township of Little Egg Harbor and otherwise known as 1310 North Green Street, Little Egg Harbor, New Jersey; and

WHEREAS, a public hearing was held on said application on May 9, 2018, in the Municipal Building of the Township of Little Egg Harbor and testimony and exhibits were 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 property in question is located at 1310 North Green Street, Little Egg Harbor, New Jersey 08087 and is located in the Scenic Gateway Overlay Zone. The ± 4 acre site presently has a wood framed commercial dwelling on the property.
2. The Applicant is requesting interpretation of zoning ordinance as it relates to the converting the property from commercial to residential-work space commercial. Presently there is no use ordinance that specifically permits or prohibits said use.
3. The applicant represented himself.

4. The applicant provided testimony that he owns the premises. Applicant is looking to create a live-work concept with the following restrictions:

- A. Project will be in existing site with 10 – 12 apartments;
- B. Occupants to provide insurance and documentation of Professional business;
- C. There shall be no change in the foot print;
- D. Each live-work space to be 800 – 1200 square feet.

5. No members of the public offered testimony with regard to the application.

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

A. The use of the facility as a live-work concept is a permitted use under the Township Ordinance.

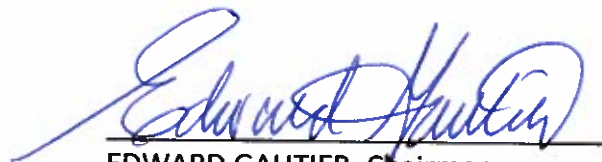
NOW, THEREFORE, BE IT RESOLVED, by the said Board that on this 13th day of June, 2018, based upon the findings herein above stated, the Board finds that said use is an appropriate use under the ordinance due to the uniqueness of the property where it abuts on residential boundary and existing structure is approximately 400 feet from front setback and applicant stipulated and agreed to the following conditions:

- 1. The Board agreed to hear applicant's formal proposal for a use variance as a professional live-work space in the existing site with each space to be 800 – 1200 square feet.
- 2. Occupants shall provide insurance documentation of professional business.
- 3. There shall be no change in the foot print.
- 4. There shall be no retail conducted on the property.
- 5. The pole barn shall be for storage only.

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 his attorneys or other professionals.



EDWARD 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 meetings of May 9, 2018 as copied from the minutes of said meetings.



ROBIN SCHILLING, Board Secretary
Little Egg Harbor Zoning Board of Adjustment