

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

**RESOLUTION NO. 2019-01
VARIANCE APPLICATION NO. 2018-15**

**RE: ENVIRO PRODUCTIONS, LLC.
BLOCK 79, LOT 3
LITTLE EGG HARBOR, NEW JERSEY
APPLICATION FOR USE VARIANCE, MINOR SUBDIVISION,
PRELIMINARY AND FINAL MAJOR SITE PLAN**

WHEREAS, ENVIRO PRODUCTIONS, LLC., whose mailing address is 829 Radio Road, Suite C, 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 79, Lot 3, as shown on the Tax Map of the Township of Little Egg Harbor and otherwise known as 1372 Route 539, Little Egg Harbor, New Jersey; and

WHEREAS, a public hearing was held on said application on November 14, 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:

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 along the western side of Route 539, approximately 450 ft. north of the Little Egg Harbor Township Recycling & Compost Center. The property is located within the GB General Business Zone and is additionally located in the Scenic Gateway Overlay Zone. The minor subdivision and preliminary/final site plan application seeks variance relief relating to use. The Applicant seeks to subdivide the parcel into 2 lots and develop Lot 3.01, a 1.98 acre parcel, with a contractor's office and storage operation. The

proposal includes a 2-story office building, an outdoor storage area, outside parking for 20 vehicles, 2 parking spaces inside the building, landscaping, a stormwater basin and related improvements.

3. The Applicant was represented by Richard Kitrick, Esquire.

4. The applicant has provided testimony that the subdivision requested and Use Variance, would not cause substantial detriment to the public good and will not substantially impair the intent and purpose of the Zone Plan or Zoning Ordinance.

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

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

A. This applicant has demonstrated that the requested Use Variance and subdivisions 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 9th day of January, 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 proposed use variance and minor subdivision of 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 October 31, 2018, a copy of which is annexed hereto and made a part hereof..

2. The existing Lot 3 shall be subdivided into Lot 3.01 and 3.02.

3. Applicant shall develop Lot 3.01, consisting of a 1.98 acre parcel, and construct the contractor's office with associated storage, 22 parking spaces, an associated indoor storage facility, landscaping, stormwater basin and related improvements.

4. Applicant stipulates that only one business shall be operated on Lot 3.01. Applicant shall keep Lot 3.02 in its natural state, for the time being.

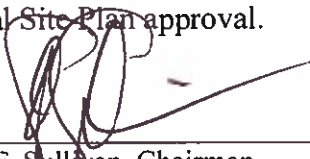
5. Applicant testified that no flammable and/or hazardous material shall be kept on the premises and that no tanks shall be stored on the property.

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 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.

9. The Board approved the Use and minor subdivision only and the Applicant will need to return to the Board to obtain Preliminary and Final Site Plan approval.



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 November 14, 2018, as copied from the minutes of said meeting.



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