

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

**RESOLUTION NO.: 2021-18
VARIANCE APPLICATION NO.: 2021-07**

RE: KRONE, ROBERT AND GAIL
BLOCK 325.53, LOT 6
5 Lake Huron Drive
Application for Bulk Variance

WHEREAS, ROBERT AND GAIL KRONE, whose mailing address is 5 Lake Huron Drive, Little Egg Harbor, New Jersey 08087, has applied for relief pursuant to N.J.S.A. 40:55D-70(c) affecting premises located at Block 325.53, Lot 6, as shown on the Tax Map of the Township of Little Egg Harbor and otherwise known as 5 Lake Huron Drive, Little Egg Harbor, New Jersey; and

WHEREAS, a public hearing was held on said application on May 12, 2021, 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 (PIQ) is located on the west side of Lake Huron Drive on the lagoon. Of the 0.11 acre (5,000 sf) site, 4,875 sf is upland property and 125 sf is located within the water. The site is currently improved with a 1-1/2 story single family dwelling with a deck, stairs, landing, concrete driveway in front of the dwelling, 2 sheds, bulkhead and docks at the

rear of the dwelling. The Applicant is proposing to construct an 8 ft. x 20 ft. in-ground pool. An in-ground pool is a permitted accessory use.

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

A. **Minimum Front Yard Setback:** whereas 20 feet is required and 19.9 feet is existing and provided.

B. **Minimum Accessory Structure Side Yard Setback (Shed):** whereas 5 feet is required and 0.5 feet is existing and provided.

C. **Minimum Accessory Structure Setback to the Bulkhead (Shed):** whereas 15 feet is required and 11.2 feet is existing and provided.

4. Applicant seeks approval for the following variance:

A. **Minimum Accessory Structure Setback to the Bulkhead (Pool) §15-4.14F(1)(d):** whereas 15 feet is required and 10 feet is provided.

5. Applicant requests no other bulk variances or waivers.

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. Applicant has withdrawn his requested variances for setbacks regarding all sheds. Applicant testified that all sheds would be moved to be in compliance or would be removed.

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 ____ day of June, 2021, 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 May 3, 2021, a copy of which is annexed hereto and made a part hereof.

2. The Applicant is granted approval for the following pre-existing non-conformity conditions:

A. **Minimum Front Yard Setback:** whereas 20 ft is required and 19.9 ft is existing and provided.

3. Applicant is granted approval for the following variance:

A. **Minimum Accessory Structure Setback to the Bulkhead (Pool) §15-4.14F(1)(d):** whereas 15 ft. is required and 10 ft. is provided.

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 provide a CAFRA permit should same be required.

6. Applicant shall locate deadmen and tie backs of the bulkhead as it relates to location

of the bulkhead would be maintained with the construction of the pool

7. All sheds are to be brought into compliance or shall be removed and no variance was granted in accordance with Applicant's testimony.

8. 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.

9. This variance is subject to §15-3.11 of the Little Egg Harbor Township Land Use Development Ordinance. Construction or alteration shall commence on each and every structure permitted by the variances within one (1) year from the date of entry of this Resolution.

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.

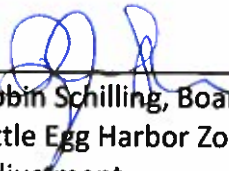
11. The applicant shall resubmit this entire proposal should there be any substantial deviation from this Resolution or the submitted plans, documents, or oral representations made by this applicant.



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 May 12, 2021 as copied from the minutes of said meeting.



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