

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

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**RESOLUTION NO.: 2023-10  
VARIANCE APPLICATION NO.: 2023-06**

RE: CORVO, DAVID & JOANNE  
BLOCK 189.01, LOT 8.01  
116 JUNIPER DRIVE  
Application for Bulk Variance

**WHEREAS**, DAVID AND JOANNE CORVO, whose mailing address is 609 Station Road, Haddon Heights, New Jersey 08035, have applied for relief pursuant to N.J.S.A. 40:55D-70(c) affecting premises located at Block 189.01, Lot 8.01, as shown on the Tax Map of the Township of Little Egg Harbor and otherwise known as 116 Juniper Drive, Little Egg Harbor, New Jersey; and

**WHEREAS**, a public hearing was held on said application on May 10, 2023, 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 southwest side of Juniper Drive. The tract consists of 0.344-acres (15,000 SF), including 0.32-acres (13,951 sf) of upland area. The lot is currently a vacant, cleared lot on a lagoon. The Applicant seeks variance relief to allow for the construction of a new single-family dwelling with a septic system and well, where the existing lot

depth is 93.5 feet to the MHWL, where 100 feet is required and where 60.4 feet is proposed from the septic system to the man-made lagoon, where 100 feet is required.

3. The applicant requires the following variance:

A. Minimum Lot Depth §215-4.11E(3): whereas 100 FT is required, 93.5 FT is existing and 93.5 Ft is provided.

B. Distance from Septic Disposal Field to Man-Made Lagoon §215-11.12(B): whereas 100 FT is required and 60.4 FT is provided.

C. Applicant requests no other bulk variances or waivers.

4. The Applicant's Engineer, James Brzozowski, PE & PP 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.

5. The Applicant was represented by Richard Visotcky, Esquire.

6. 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 14<sup>th</sup> day of June, 2023, 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 April 24, 2023, a copy of which is annexed hereto and made a part hereof.

2. The Applicant is granted the following variance:

A. **Minimum Lot Depth §215-4.11E(3):** whereas 100 FT is required, 93.5 FT is existing and 93.5 Ft is provided.

B. **Distance from Septic Disposal Field to Man-Made Lagoon §215-11.12B(1):** whereas 100 FT is required and 60.4 FT is provided.

3. Applicant shall apply to CAFRA for approval. Said approval shall be a condition of this Resolution.

4. 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.

5. 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.

6. 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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Greg Leszega, Vice-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 10, 2023, as copied from the minutes of said meeting.



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