

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

**RESOLUTION NO.: 2023-11
VARIANCE APPLICATION NO.: 2023-07**

RE: LYNCH, BILL AND MAUREEN
BLOCK 324, LOT 4
138 East Sail Drive
Application for Bulk Variance

WHEREAS, BILL AND MAUREEN LYNCH, whose mailing address 16 Green Farm Road, Andover, New Jersey 07821 has applied for relief pursuant to N.J.S.A. 40:55D-70(c) affecting premises located at Block 324, Lot 4, as shown on the Tax Map of the Township of Little Egg Harbor and otherwise known as 138 East Sail 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 south side of East Sail Drive and is a lagoon lot. The tract consists of 0.114-acres (5,000 sf), with 0.098-acres (4,270 sf +/-) of the lot being upland property. The upland portion of the site is vacant, with the rear portion of the site being located within the lagoon improved with a wooden bulkhead and dock. The Applicant seeks variance relief to allow for construction of a new 2-story single family dwelling with

proposed open rear deck.

3. The Applicant seeks the following variance approval:

A. Minimum Lot Area (Upland) §215-4.14F(1)(a): whereas the required lot area is 4,350 SF, 4,270 SF is existing and 4,270 SF is provided.

B. Minimum Lot Depth – Bulkhead Lot §215-4.14F(1)(b): whereas, the required minimum lot depth is 87 FT, 85.4 FT is existing and 85.4 FT is provided.

C. Applicant requests no other bulk variances or waivers.

4. 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.

5. Barbara Jo Crea testified that she was concerned about the run off onto her property and the condition of the bulkhead. She also wanted to inform the applicant that the road did flood.

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 14th 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, specifically Section E, 1-6, and all other conditions of said letter, a copy of which is annexed hereto and made a part hereof.

2. The Applicant is granted the following variance relief:

A. **Minimum Lot Area (Upland) §215-4.14F(1)(a):** whereas the required lot area is 4,350 SF, 4,270 SF is existing and 4,270 SF is provided.

B. **Minimum Lot Depth – Bulkhead Lot §215-4.14F(1)(b):** whereas, the required minimum lot depth is 87 FT, 85.4 FT is existing and 85.4 FT is provided.

3. All roof leaders will run to the lagoon.

4. The grading plan shall ensure that the runoff will not cause water flooding onto neighboring properties.

5. The lot shall have permeable coverage.

6. Applicant shall make any and all necessary repairs to the bulkhead or some shall be replaced.

7. Applicant shall comply with the Township Ordinance as to the bulkhead, leaders and grading.

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. 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.

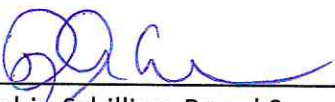
10. The applicant shall resubmit this entire proposal should there be any substantial deviation from this Resolution or the submitted plans, documents, or oral representations made by this applicant.



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.



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