

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

**RESOLUTION NO.: 2023-14
VARIANCE APPLICATION NO.: 2023-05**

RE: WILLIAM ESAREY, III
BLOCK 69, LOT 7.01
347 THOMAS AVENUE
Application for Bulk Variance

WHEREAS, WILLIAM ESAREY, III, whose mailing address is 128 Bartlett Avenue, Suite H, West Creek, New Jersey 08092 has applied for relief pursuant to N.J.S.A. 40:55D-70(c) affecting premises located at Block 69, Lot 7.01, as shown on the Tax Map of the Township of Little Egg Harbor and otherwise known as 347 Thomas Avenue, Little Egg Harbor, New Jersey; and

WHEREAS, a public hearing was held on said application on June 14, 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 north side of Thomas Avenue. The tract consists of 1.852 acres (80,679.0008 SF). The lot is currently improved with a single-family dwelling and existing stone driveway along with existing on-site well and septic system. The Applicant seeks variance relief to allow for the construction of a new detached carport/garage

with a height of 22'-4" to maximize the efficiency of proposed solar panels, where 15' is allowed.

3. The Applicant seeks the following variance approval:

A. Maximum Height, Accessory Structure (Proposed Carport/Garage) §215-

7.14(B): whereas the allowable maximum building height of an accessory structure is 15 feet, whereas the proposed carport/garage has a height of 22'-4".

B. 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. Joe Suarez testified that he was in favor of the application.

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 12th day of July, 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 4, 2023, a copy of which is annexed hereto and made

a part hereof.

2. The Applicant is granted the following variance relief:

A. Maximum Height, Accessory Structure (Proposed Carport/Garage) §215-7.14(B):

whereas the allowable maximum building height of an accessory structure is 15 feet, whereas the proposed carport/garage has a height of 22'-4".

3. No additional trees shall be cleared from the property.

4. There shall be buffering along the back of the property consisting of 100 ft array of native evergreen species with coloring bushes.

5. Applicant's landscaping Architect shall coordinate the buffering with the Township Engineer.

6. Applicant shall ensure that there will be no run-off onto neighboring properties.

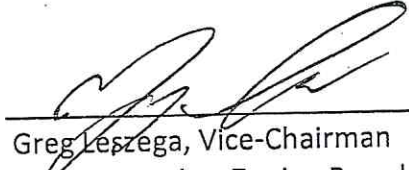
7. Applicant may add electric and water, which shall spill into septic.

8. There shall be no habitable living space in the carport/garage.

9. 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.

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.

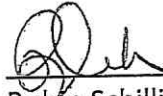
11. The applicant shall resubmit this entire proposal should there be any substantial deviation from this Resolution or the submitted plans, documents, or oral representations made by this applicant.



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 June 14, 2023, as copied from the minutes of said meeting.



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