

**RESOLUTION OF THE LITTLE EGG HARBOR  
TOWNSHIP BOARD OF ADJUSTMENT  
DENYING THE APPLICATION FOR BULK VARIANCE**

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**RESOLUTION NO.: 2023-16  
VARIANCE APPLICATION NO.: 2023-10**

RE: POMPONIO, DANIEL  
BLOCK 278, LOT 8.03  
165 STAGE ROAD  
Application for Bulk Variance

**WHEREAS**, DANIEL POMPONIO., whose mailing address is 165 Stage Road, 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 278, Lot 8.03, as shown on the Tax Map of the Township of Little Egg Harbor and otherwise known as 165 Stage Road, Little Egg Harbor, New Jersey; and

**WHEREAS**, a public hearing was held on said application on October 11, 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 property is owned by Daniel and Veronica Pomponio
2. The property in question is located on the south side of Stage Road. The tract consists of 2,405-acres (104,722 sf +/-) of all upland area. The property currently contains an existing 2-story dwelling along with a front porch, rear deck, an inground pool, stone/concrete driveway areas, paver and concrete patio areas, a volleyball court and three sheds, with a concrete driveway, rear porch and shed.

The Applicant is seeking variance relief to allow the construction of a 6,000 SF (60' x

100') pole barn in the rear of the property for personal use. The Applicant is also proposing to remove all of the existing sheds..

3. The applicant requires the following variances:

A. Maximum Size (Area) of Accessory Use (Pole Barn): The maximum allowable area for an accessory structure is 900 SF, whereas. The proposed pole barn is 6,000 SF.

B. Maximum Height of Accessory Use (Pole Barn) §215-7.14F The maximum height of an accessory structure is 15 feet, whereas, the proposed pole barn has a height of 24'-6".

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

A. The Board finds that the applicant has not proven any hardship, and further finds that granting of the requested variance relief would be substantially larger than provided by ordinance and the property would be out of character of the neighborhood

**NOW THEREFORE, BE IT RESOLVED**, by the said Board that on this 8<sup>th</sup> day of November, 2023, based upon the findings herein above stated, the application is hereby denied.

  
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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 October 11, 2023, as copied from the minutes of said meeting.



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