

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

**RESOLUTION NO.: 2023-17
VARIANCE APPLICATION NO.: 2023-14**

RE: VANACORE, MICHAEL AND KIMBERLY
19 WEST RARITAN DRIVE
BLOCK 325.100, LOT 11
Application for Bulk Variance

WHEREAS, MICHAEL AND KIMBERLY VANACORE, whose mailing address is 19 West Raritan 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 325.100, Lot 11, as shown on the Tax Map of the Township of Little Egg Harbor and otherwise known as 19 West Raritan Drive, 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 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 southeast side of West Raritan Drive and is a lagoon lot. The tract consists of 0.114-acres (5,000 sf), with the entire lot being upland property. The site contains a 2-story raised frame dwelling with enclosure at ground level, stone driveway and rear second floor deck. The rear portion of the site being located along the lagoon

with a bulkhead and floating dock.

The Applicant seeks variance relief to allow a building height of 40.7 feet for the existing dwelling, where 40 feet is allowed. The existing dwelling was constructed at a height of 38.5 feet from the slab elevation, whereas, per the land use ordinance, building height is measured from average gutter elevation.

3. The Applicant seeks the following variance approval:

A. Maximum Building Height for lots located in special flood hazard (§215-

4.14E(4): The maximum height allowed is 40 FT, whereas the subject dwelling has a height of 40.7 feet.

B. Applicant requests no other bulk variances or waivers.

4. The Applicant was represented by Richard Kitrick, Esquire.

5. 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.

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 8th day of November, 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 August 16, 2023, a copy of which is annexed hereto and made a part hereof.

2. The Applicant is granted the following variance relief:

A. Maximum Building Height for lots located in special flood hazard (§215-4.14E(4)): The maximum height allowed is 40 FT, whereas the subject dwelling has a height of 40.7 feet.

3. The Applicant testified that there would not be a pool.

4. The Applicant testified that he would leave the stone landscaping.

5. 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.

6. 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.

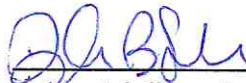
7. The applicant shall resubmit this entire proposal should there be any substantial deviation from this Resolution or the submitted plans, documents, or oral representations made by this applicant.



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



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