

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

**DOCKET NO. 2025-18
RESOLUTION NO. 2026-07**

RE: PAUL TAYLOR
Block 280, Lot 8
457 Stage Road
Little Egg Harbor, New Jersey 08087
Application for a bulk variance

WHEREAS, PAUL TAYLOR whose mailing address is 113 Old Ice House 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 280, Lot 8, as shown on the Tax Map of the Township of Ocean and otherwise known as 457 Stage Road, in the Township of Little Egg Harbor, State of New Jersey; and

WHEREAS, such proof of service as may be required by the New Jersey Statutory Law and Township Ordinance requirements upon appropriate property owners and governmental bodies has been duly furnished; and

WHEREAS, a public hearing was held on said application on February 11, 2026, in the Municipal Building of the Township of Little Egg Harbor and testimony and exhibits were presented on behalf of the applicant, and all interested parties having been heard; and

WHEREAS, said Board having considered said application, testimony and exhibits submitted and inspection of the site, if any, 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 northerly side of Stage Road, across from Stagecoach Drive. The PIQ is located within the R-1A and R-5A Residential Zones. The site is a 27.48 acre lot and currently almost entirely wooded with a sand/gravel access trail. There are wetlands delineated on the property. The Applicant is proposing to construct a proposed 1 story single family

dwelling with a 2 car garage, a proposed pole barn garage with a lean to roof, and a 14 ft wide gravel driveway for access to the dwelling and to the pole barn. The site is proposed to be serviced by a potable well and on-site septic system.

3. Applicant seeks the following existing non-conforming/variance approval:

A. Per §215-4.4E(2): the required minimum lot width is 200 ft, whereas the existing lot width is 185 ft. A variance may be required.

B. Per §215-7.14B: accessory buildings shall not exceed 15 ft in height, whereas the Applicant has indicated the proposed height of 21.5 ft (as indicated in the application). The Applicant has requested a Variance.

C. Per §215-7.14F: any building with a gross floor area in excess of 900 square feet or containing living space shall not be considered an accessory building, whereas the Applicant is proposing an area of 2,880 sf. The Applicant has requested a Variance.

4. Applicant requests no other bulk variances or waivers.

5. Applicant provided testimony stating that the relief requested will not cause substantial detriment to the public good and will not substantially impair the intent and purpose of the Zoning Plan or Zoning Ordinance, while enhancing the use, value and layout of the subject property.

6. A member of the public spoke asking questions concerning any wetlands.

7. 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.

B. The proposed structure will not have a negative impact on light, air and open space to adjoining property.

NOW, THEREFORE, BE IT RESOLVED, by the said Board that on this 11th day of March,

2026, the application is hereby deemed approved, in accordance with the application and documents submitted by the applicant.

1. The applicant shall strictly adhere to all representations, plans and exhibits submitted with regard to the subject property and shall further comply in all respects with the technical review letter under date of January 5, 2026, as prepared by the Township of Little Egg Harbor Board of Adjustment Engineer, a copy of which is annexed hereto and made a part hereof.

2. Applicant is granted the following non-conforming/variance approval as follows:

A. Per §215-4.4E(2): the required minimum lot width is 200 ft, whereas the existing lot width is 185 ft.

B. Per §215-7.14B: accessory buildings shall not exceed 15 ft in height, whereas the Applicant has indicated the proposed height of 21.5 ft (as indicated in the application).

C. Per §215-7.14F: any building with a gross floor area in excess of 900 square feet or containing living space shall not be considered an accessory building, whereas the Applicant is proposing an area of 2,880 sf.

D. Applicant was granted variance approve for an accessory structure in the front yard.

3. The Applicant shall be permitted to connect the water, electric and natural gas to the pole barn.

4. There shall be no living space or bathrooms in the pole barn.

5. The Pole barn may be equipped with a sink only and Applicant shall obtain septic approval.

6. A Trench drain system shall be installed.

7. Applicant shall comply with the Township Tree Ordinance.

8. Applicant shall provide a driveway apron (Applicant testified it has been installed).

9. The pole barn shall not be used for commercial or business purposes but only for personal use.

10. The Applicant shall have a Deed prepared indicating the restriction of the pole barn as

indicated above, specifically, that the pole barn is for residential use only.

11. Applicant shall comply with all Code requirements.

12. The applicant shall further reimburse the Township of Little Egg Harbor 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

13. 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.

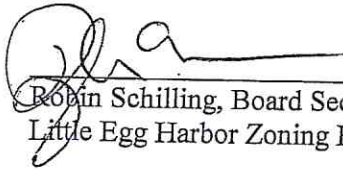
14. The applicant shall resubmit this entire application should there be any substantial deviation from this Resolution or the submitted plans, documents, or oral representations made by this applicant, his attorneys or other professionals.



Arlene Keenan, Vice-Chair
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 February 11, 2026, as copied from the minutes of said meeting.



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