

PART B

REASON FOR THE APPLICATION OR APPEAL (This Information is Required):

_____ Appeal to the Zoning Board of Adjustment where it is alleged that there is error in any order, requirement, decision or refusal made by the administrative officer based on or made in the enforcement of the land use ordinance. [N.J.S.A. 40:55D-70(a.)]

_____ Request that the Zoning Board of Adjustment render a decision upon the interpretation of the land use ordinance or zoning map. [N.J.S.A. 40:55D-70(b.)]

_____ Request that the Zoning Board of Adjustment render a decision upon a special question(s) where the board is authorized to do so by ordinance. [N.J.S.A. 40:55D-70(b.)]

 x Request or appeal to the Zoning Board of Adjustment for a "hardship variance". [N.J.S.A. 40:55D-70(c.) (1)]

 x Request or appeal to the Zoning Board of Adjustment for a variance under the "substantial benefit" provisions of N.J.S.A. 40:55D-70(c.) (2).

_____ Request or appeal to the Zoning Board of Adjustment for a "special reasons" variance. [N.J.S.A. 40:55D-70(d.)] If you checked this item please read carefully and choose from the following options:

_____ (d.) (1). Variance to permit a use or principal structure in a zoning district restricted against such use or principal structure (commonly known as an "use variance").

_____ (d.) (2). Variance to permit expansion of a nonconforming use.

_____ (d.) (3). Variance to permit deviation from a specification or standard pertaining to a conditional use pursuant to N.J.S.A. 40:55D-67.

_____ Other: (d.) (4) _____ (d.) (5) _____ (d.) (6) _____

_____ Request that the Zoning Board of Adjustment direct the issuance of a permit pursuant to N.J.S.A. 40:55D-34 for a building or structure in the bed of a mapped street or public drainage way, flood control basin or public area reserved pursuant to N.J.S.A. 40:55D-32. [N.J.S.A. 40:55D-76 (a.) (1)]

_____ Request that the Zoning Board of Adjustment direct the issuance of a permit for a lot lacking street frontage. [N.J.S.A. 40:55D-76 (a.) (2)]

_____ Request that the Zoning Board of Adjustment issue a Certificate of Nonconformity for a nonconforming use or structure. [N.J.S.A. 40:55D-68]

PART D

This section will provide Zoning Board of Adjustment members and the professional staff with important background information related to the relief you are seeking. This information is required. Please answer each and every question which applies to your application in full and with as much detail as possible.

1. Describe in clear, concise and general terms the nature of the relief you are seeking and/or the proposed use of the premises:

Variance from ordinance requiring no more than 40% impervious coverage when asking for 74.3 % impervious coverage - a reduction of the pre-existing non conforming coverage from 74.6 to 74.3%. Expand the pre-existing non conforming use of the principal structure which is mixes use residential office to allow a workshop to be constructed attached to the building.

2. Identify which section(s) of the land use ordinance from which you are seeking relief: Sec15-4-19.

3. Setbacks of the proposed structure: 32.0 Front 43 Rear 30 Side _____

4. Percentage of building coverage of the proposed structure 9.8%

5. Has there been any previous appeal, request or application for relief to this or any other municipal board or the Construction Official involving these premises? YES _____ NO x This is an amended application.

If yes, state the nature, date and the disposition of said matter:

6. Supply a statement of facts showing why relief can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan and land use ordinance.

This is a mixed use residential / commercial building which a preexisting non conforming in GB scenic Gateway. The current use of as a contractors workshop office of the first floor is a current allowed use in GB Scenic gateway. Applicant seeks to add to the workshop so all work can be performed indoors and the yard area can be cleaned up. The structure decreases the current impervious Lot coverage by 0.3% as the steel building is being constructed on area that is already an impervious material and items will be removed once the building is in place . The current use of the property is to construct floating docks and the owners residence. Much of the work is outside and not appealing to neighbors. By moving the operating indoors the property will look more kept and it will dampen any construction noise to neighboring properties. The reduction in impervious coverage would improve the storm water control on the property in additional impervious coverage would be further negated by installing gutters and leaders into French drain system. Actual Lot coverage is 17.3% when 50% is permitted in the zone so we are well under that.

7. What are the exceptional conditions of property preventing you from complying with the land use ordinance?
Pre-existing non conforming size of the property.

8. Are there any existing or proposed deed restrictions, covenants, easements, or association by-laws affecting the premises? YES _____ NO x If yes, please describe and attach copies.

9. Public Water? YES x NO _____ Public Sanitary Sewer? YES x NO _____

10. Are you proposing a well and/or septic system? YES _____ NO x

11. Are all taxes and/or assessments due on the property paid in full YES x NO _____

PART E

Please provide the following:

- 1. Applicant's Attorney with Address, Telephone & E-mail:
Richard Kitrick

830 A Radio Road

Little Egg Harbor, NJ 08087

Richardkitrick@aol.com 609-879-6295

- 2. Applicant's Engineer with Address, Telephone & E-mail:

- 3. Applicant's Planner with Address, Telephone & E-mail:

- 4. List the Names, Addresses, Telephone Numbers, and E-mail of any expert who will submit a report or who will testify for the applicant:

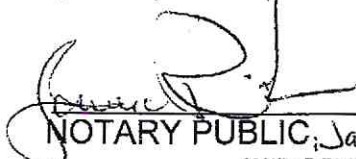
CERTIFICATIONS

I, Katherine L. Callahan, being duly sworn according to law

hereby certifies that the information presented in this application is true and accurate. I further certify that I am the individual applicant, or that I am an officer of a corporate applicant and that I am authorized to sign the application for the corporation, or that I am a general partner of a partnership applicant, or that I am an authorized person for any other form of business entity. [If the applicant is a corporation the certification must be signed by an authorized corporate officer. If the applicant is a partnership the certification must be signed by a general partner.]

Sworn to and subscribed before me this

10th day of December 2025
(DATE) (MONTH) (YEAR)


NOTARY PUBLIC, Janene Pivola
JANENE PIVOLA
A Notary Public of New Jersey
My Commission Expires June 18, 2029


(Signature of Applicant)

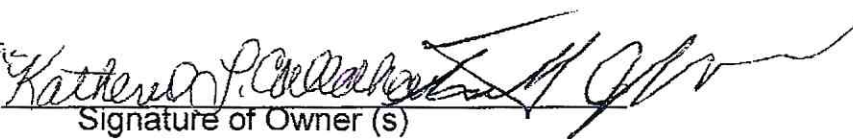
Katherine L. Callahan Timothy Callahan

II. I, Katherine & Timothy Callahan, hereby certify that I am the owner of the property which is the subject of this application, that I have authorized the applicant to make this application, and that I agree to be bound by the application, the representations made herein or during this proceeding, and the final decision in the same manner as if I were the applicant. [If the owner is a corporation the certification must be signed by an authorized corporate officer. If the owner is a partnership the certification must be signed by a general partner.]

Sworn to and subscribed before me this

10th day of December 2025
(DATE) (MONTH) (YEAR)


NOTARY PUBLIC, Janene Pivola


Signature of Owner (s)

Katherine L. Callahan Timothy Callahan

JANENE PIVOLA
A Notary Public of New Jersey
My Commission Expires June 18, 2029

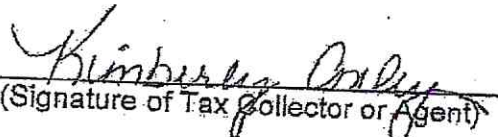
III. A search of municipal property tax records for Block 255, Lot(s) 6 maintained in the Office of the Tax Assessor of Little Egg Harbor Township confirms Katherine L. Callahan & Timothy J Callahan to be the owner(s) of record.

DATE: 8/25/25


(Signature of Tax Assessor or Agent)

IV. All taxes and/or special assessments, if any, for Block 255, Lot(s) 6 on the subject property or properties have been paid.

DATE: 8/21/25


(Signature of Tax Collector or Agent)

V. I understand that an escrow account is established to reimburse the municipality's cost of professional services including engineering planning, legal, and other expenses associated with the review of the submitted materials and publication of the decision by the Zoning Board of Adjustment. Sums not utilized in the review process shall be returned. I further understand that should additional escrow funds be deemed necessary as this application proceeds, I will be responsible for adding the additional funds to the escrow account before the review process continues.

DATE: _____


(Signature Applicant)
Katherine L. Callahan & Timothy J Callahan

AFFIDAVIT OF NON-COLLUSION

STATE OF NEW JERSEY :

SS:

COUNTY OF OCEAN:


Katherine & Timothy Callahan _____ (Applicant / Affiant),

being duly sworn according to law, upon his or her oath, hereby deposes and says:

1. I am the applicant in connection with an application filed with the Little Egg Harbor Township Zoning Board of Adjustment pertaining to Block 255 Lot(s) 6 as shown on the Little Egg Harbor Township Tax Map; and

2. There has been no collusion between the undersigned affiant and any members of the Little Egg Harbor Township Zoning Board of Adjustment or any other employee or official of Little Egg Harbor Township with regard to the subject application or appeal.

Subscribed and sworn to
before me this 10th
day of December, 2025



Notary Public of New Jersey
Janene Pivola, Notary Public

JANENE PIVOLA
A Notary Public of New Jersey
My Commission Expires June 18, 2029



Signature
Please print name below

Katherine L. Callahan Timothy J Callahan

**TOWNSHIP OF LITTLE EGG HARBOR
BOARD OF ADJUSTMENT
APPLICANT(S) CERTIFICATION(S)
SITE INSPECTION CONSENT**

Katherine and Timothy Callahan

_____ hereby give permission to the Members of the Board of Adjustment of the Township of Little Egg Harbor, and its authorized representatives, consultants and other Township Officials, to enter onto the premises located at 14 South Miami Little Egg Harbor, Little Egg Harbor Township for the purposes of evaluation of the application for development presently pending before that Board.

Date



Signature of Applicant/
Owner/Representative

Katherine L. Callahan & Timothy Callahan

PRINT NAME HERE

