



**TOWNSHIP OF LITTLE EGG HARBOR  
ZONING BOARD OF ADJUSTMENT**

**APPLICATION & APPEAL  
PART A**

Use additional sheets if necessary.

Applicant's Name: John M. Price/Edgar Velazquez

Applicant's Telephone Number: 609-703-0904

Applicant's E-mail Address: 2hishands@gmail.com

Applicant's Street Address: 765 Rt. 9 North, Parkertown, NJ

Applicant is an (check one): Individual  Corporation  Partnership  LLC  Other (describe) \_\_\_\_\_

Owner's Name: John Price - owner

Owner's Telephone Number: John Price - owner

Owner's Mailing Address: John Price - owner

Relationship of Applicant to Owner (check all that apply): Same  Tenant  Agent

Contract Purchaser  Other (describe): \_\_\_\_\_

Location of Property which is the subject of this Application or Appeal:

Tax Map Reference (Block & Lot): Block 169, Lot 12

Street Address: 765 Rt. 9 North, Little Egg Harbor Township, New Jersey

Zoning District for the Subject Property: GB  
(For example: R50, R200, GB)

Lot Size: 3.35 acres Lot Area: 145,785 sq. ft.

Indicate and Describe any Structures Presently Situated on the Property: 1 story frame dwelling, 1 story garage,

Pen for animals  
(For example: Shed, Barn, Detached Garage or Residential Dwelling)

State the Present Use of any Structures Noted Above: Home, storage, pen for cows (2).

## 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)]
- \_\_\_\_\_ 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 C

To be completed only if applicant is seeking a "D" variance together with site plan, subdivision and/or conditional use approvals from the Zoning Board of Adjustment. Otherwise proceed directly to Part D below.

SUBDIVISION APPROVAL:

\_\_\_\_\_ Minor Subdivision                      \_\_\_\_\_ Subdivision Approval

\_\_\_\_\_ Subdivision Approval (Final)

Number of Lots to be Created: \_\_\_\_\_      Number of Proposed Dwelling Units: \_\_\_\_\_

SITE PLAN APPROVAL:

\_\_\_\_\_ Minor Site Plan Approval                      \_\_\_\_\_ Site Plan Approval (Preliminary)

\_\_\_\_\_ Phases (if applicable)

\_\_\_\_\_ Site Plan Approval (Final)

\_\_\_\_\_ Amendment or Revision to Site Plan

\_\_\_\_\_ Phases (if applicable)

Area to be disturbed: \_\_\_\_\_      Number of Proposed Dwelling Units: \_\_\_\_\_

Request for waiver from site plan review and approval

CONDITIONAL USE APPROVAL: Request for conditional use approval (N.J.S.A. 40:55D-67J)

## 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: Client seeks permission to keep two (2) milk cows and approximately two (2) dozen chickens for personal use.
2. Identify which section(s) of the land use ordinance from which you are seeking relief:  
GB Ordinance.
3. Setbacks of the proposed structure: \_\_\_\_\_ Front \_\_\_\_\_ Rear \_\_\_\_\_ Side
4. Percentage of building coverage of the proposed structure \_\_\_\_\_ %.
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

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

None known to this owner. The tenant was issued a violation by Mr. Cooney on January 29, 2025. See attached.

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. Use additional sheets if necessary.  
The property is more than 3 acres. The milk and eggs are for consumption by the tenants and household members.
7. What are the exceptional conditions of property preventing you from complying with the land use ordinance?
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 \_\_\_\_\_ NO \_\_\_\_\_ Public Sanitary Sewer? YES \_\_\_\_\_ 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 \_\_\_\_\_ NO  X

PART E

*Please provide the following:*

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

Robert G. Shinn, Esquire

2 N. Union Street, PO Box 134, Manahawkin, NJ 08050

609-597-5666

wmsllc@woodlandmccoyandshinn.com

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

N/A

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

N/A

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:

N/A


**CERTIFICATIONS**

I, John M. Price, 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

5<sup>th</sup> day of September 2025  
(DATE) (MONTH) (YEAR)

Mary Ellen Ferrigno  
NOTARY PUBLIC  
#2003913



John M. Price  
JOHN M. PRICE

I, John M. Price, 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

5<sup>th</sup> day of September 2025  
(DATE) (MONTH) (YEAR)

Mary Ellen Ferrigno  
NOTARY PUBLIC

John M. Price  
JOHN M. PRICE



#2003913

III. A search of municipal property tax records for Block 169, Lot(s) 12, maintained in the Office of the Tax Assessor of Little Egg Harbor Township confirms John M. Price to be the owner(s) of record. and Sheryl Price

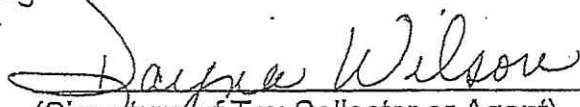
DATE: 9-25-25

  
\_\_\_\_\_  
(Signature of Tax Assessor or Agent)

IV. All taxes and/or special assessments, if any, for Block 169, Lot(s) 12 on the subject property or properties have been paid.


*Taxes paid thru 9/30/25*

DATE: 9/25/25

  
\_\_\_\_\_  
(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: 9/5/2025

  
\_\_\_\_\_  
JOHN M. PRICE



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

**SITE INSPECTION CONSENT**

\_\_\_\_\_ 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 765 Rt. 9 North, Little Egg Harbor Township for the purposes of evaluation of the application for development presently pending before that Board.

Date 9/5/2025

  
\_\_\_\_\_  
Signature of  
Applicant/Owner/Representative

JOHN M. PRICE  
\_\_\_\_\_  
PRINT NAME HERE



Little Egg Harbor Township  
 ZONING OFFICER  
 585 RADIO ROAD  
 LITTLE EGG HARBOR TWP., NJ 08087  
 609-296-7241 EXT 815. FAX(609)-296-9065  
 JCOOLEY@LEHT.COM

Application Date: 2/11/2025  
 Application Number: ZA-25-00-104  
 Permit Number: \_\_\_\_\_  
 Project Number: \_\_\_\_\_  
 Fee: \$25

## Denial of Application

Date: 2/13/2025

To: PRICE, JOHN & SHERYL  
 PO BOX 337  
 NEW GRETNA, NJ 08224

CC: APP TELE:(609)994-8145  
 APP EMAIL:EDGAR1975VELASQUEZ@ICLOUD.COM

RE: 765 ROUTE 9 NORTH  
 BLOCK: 169, LOT: 12 QUAL: ZONE:

DEAR PRICE, JOHN & SHERYL,

Your request is hereby denied based upon the following requirements:

The following comments were made during the denial process:

~~250 Maximum allowed~~

~~Note: Variance required for other farm animals~~

Sincerely,

JOHN COOLEY, ZONING OFFICER