



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

**APPLICATION & APPEAL
PART A**

Use additional sheets if necessary.

Applicant's Name: Peter and Amy Lawrie

Applicant's Telephone Number: 6

Applicant's E-mail Address: _____

Applicant's Street Address: 12 Champions Drive, Little Egg Harbor, NJ 08087

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

Owner's Name: Same as Applicants

Owner's Telephone Number: _____

Owner's Mailing Address: _____

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 330.11, Lot 6

Street Address: 12 Champions Drive, Little Egg Harbor Township, New Jersey

Zoning District for the Subject Property: R100
(For example: R50, R200, GB)

Lot Size: 99x94 irreg. Lot Area: 9,382 sq. ft. sq. ft. Approx.

Indicate and Describe any Structures Presently Situated on the Property: Single Family Home

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

State the Present Use of any Structures Noted Above: Residential

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.)]

- 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

_____ Preliminary Major Subdivision

_____ Final Major Subdivision

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:

Applicant proposes to construct a 526 sq. ft. inground pool in the northwesterly portion of the property and associated pool equipment.

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

Section 15-7.14D no swimming pools in front yard. Section 15-12.17E Fences in front yard shall be 50% sea through.

3. Setbacks of the proposed structure: 14 ft. and 50.1 ft Front N/A Rear Side

4. Percentage of building coverage of the proposed structure 5.6 %.

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 x NO _____ See attached.

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

Zoning denial for location of pool in front yard

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.

See attached.

7. What are the exceptional conditions of property preventing you from complying with the land use ordinance?

Property is a corner lot with two front yards. On side fronts on Greenbriar Drive and the other fronts on Champions.

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:

Kevin S. Quinlan, Esq.

207 W. Main Street

Tuckerton, NJ 08087

kquinlan@ksqlaw.com (609) 296-6400

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

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

TBD

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:

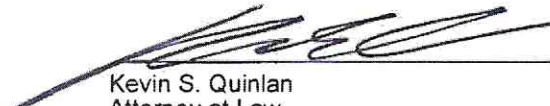
TBD

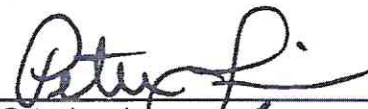

CERTIFICATIONS

I, Peter and Amy Lawrie, 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

4th day of December 2025
(DATE) (MONTH) (YEAR)


Kevin S. Quinlan
Attorney at Law




Peter Lawrie

Amy Lawrie

II. I, Peter and Amy Lawrie, 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

4th day of December 2025
(DATE) (MONTH) (YEAR)

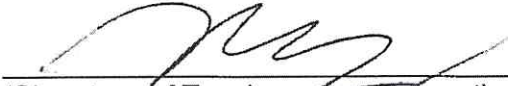

Kevin S. Quinlan
Attorney at Law


Peter Lawrie

Amy Lawrie

III. A search of municipal property tax records for Block 330.11, Lot(s) 6 maintained in the Office of the Tax Assessor of Little Egg Harbor Township confirms Peter and Amy Lawrie

to be the owner(s) of record.

DATE: 12/23/25


(Signature of Tax Assessor or Agent)

IV. All taxes and/or special assessments, if any, for Block 330.11, Lot(s) 6 on the subject property or properties have been paid.


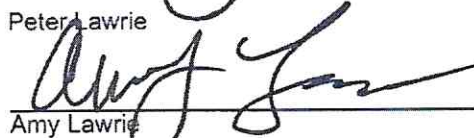
Taxes paid to 12/31/25

DATE: 12/23/25


(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: 12/4/2025


Peter Lawrie

Amy Lawrie

APPLICATION SUPPLEMENT

Peter and Amy Lawrie (collectively, the "Applicant") are seeking bulk variances to construct an inground pool in the front yard located at 12 Champions Drive, Little Egg Harbor. The property is currently developed with a single-family home. The property is a corner lot fronting on Champions Drive and Greenbriar Drive. The dwelling faces Greenbriar Drive. The Applicants propose installing the pool on the Greenbriar Drive side.

In the R100 Residential Zone swimming pools are permitted accessory uses however pursuant to §15-7.14D no swimming pools shall be located in a front yard.

Due to the unique shape of the lot and the existence of two front yards, a hardship exists whereas there is no other location on the subject property to locate a pool. The location of the pool on the Greenbriar Drive side will not negatively impact the adjacent property and represents a better zone plan.