



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

**APPLICATION & APPEAL
PART A**

Use additional sheets if necessary.

Applicant's Name: Joseph A. Courter, Jr.

Applicant's Telephone Number: [REDACTED]

Applicant's E-mail Address: _____

Applicant's Street Address: 245 Great Bay Boulevard - Suite 7, Little Egg Harbor NJ 08087

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

Owner's Name: See Attached.

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 295, Lots 1, 2 (2.00002, 2.00003, 2.00004 & 2.00005) & 4

Street Address: 245 Great Bay Boulevard, Little Egg Harbor Township, New Jersey

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

Lot Size: Irrg Lot Area: 375,703 sq. ft. 8.62 ac.

Indicate and Describe any Structures Presently Situated on the Property: Commercial / Residential Building
To remain.

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

State the Present Use of any Structures Noted Above: Commercial and 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.)]

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).

X _____ 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:

X _____ (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

 X Preliminary Major Subdivision

 X Final Major Subdivision

Number of Lots to be Created: 34* Number of Proposed Dwelling Units: 11 new
*11 SF, 2 Tree Presv., 1 Comm./Res. and 20 Riparian 1 Existing - Condo

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 subdivide the property to create 11 single-family dwelling lots, 2 tree preservation lots, 20 Riparian Lots and existing Commercial/Residential Building to remain.
2. Identify which section(s) of the land use ordinance from which you are seeking relief:
215-4.24.A Permitted uses in WFD Zone
215-4.24.D(4) Front Setback of 24.8 ft. where 40 ft. is required at existing commercial structure from proposed access road.
3. Setbacks of the proposed structure: _____ Front _____ Rear _____ Side
Single Family Dwellings will conform to R50 Zoning Requirements. Comm/Res lot proposed 24.8 where 40 ft. is required
4. Percentage of building coverage of the proposed structure <30%.
Will comply with R50 Requirements.
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 _____

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

Resolution 1993-23 dated 12/14/93 Granting Use Variance for Lot 1, Block 295

Resolution 1996-15 dated 11/13/1996 Granting Final Major Subdivision Approval for Lots 1 & 4, block 295.*

Resolution 1994-01 dated 1/11/1994 Granting Preliminary Major Subdivision Approval for Lot 1.*

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?
Commercial/Residential Building is an existing structure. No change in foot print proposed.
8. Are there any existing or proposed deed restrictions, covenants, easements, or association by-laws affecting the premises? YES x NO _____ If yes, please describe and attach copies.
Master Deed and Bylaws of Tucker's Plaza Condominium Assoca.
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 _____

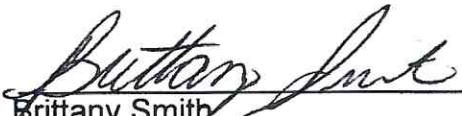
*Preliminary and Final Major Subdivision Approval were not perfected.

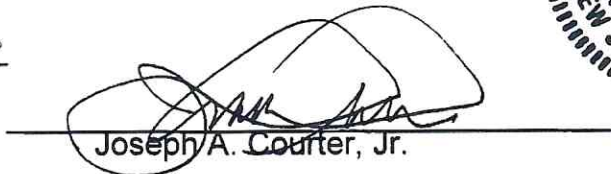
CERTIFICATIONS

I. I, Joseph Courter 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

18th day of November 2024
(DATE) (MONTH) (YEAR)


Brittany Smith
NOTARY PUBLIC

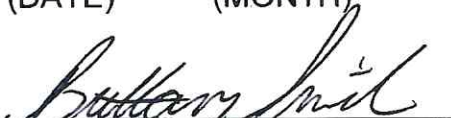

Joseph A. Courter, Jr.

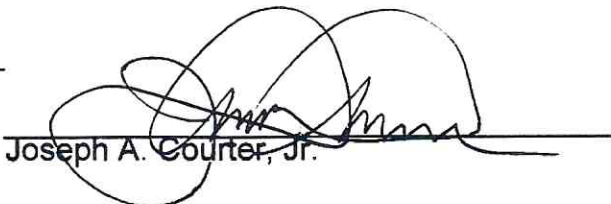


II. I, Joseph A. Courter, Jr. hereby certify that I am the owner of the property which is the subject of this application, that I have authorized the applicant to make this application, and that I agree to be bound by the application, the representations made herein or during this proceeding, and the 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

18th day of November 2024
(DATE) (MONTH) (YEAR)


Brittany Smith
NOTARY PUBLIC


Joseph A. Courter, Jr.



AFFIDAVIT OF NON-COLLUSION

STATE OF NEW JERSEY :
COUNTY OF OCEAN: SS:

Joseph A. Courter, Jr. (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 295 Lot(s) 1, 2 & 4 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 18th
day of November, 2024

Brittany Smith
Brittany Smith
Notary Public of New Jersey


Joseph A. Courter

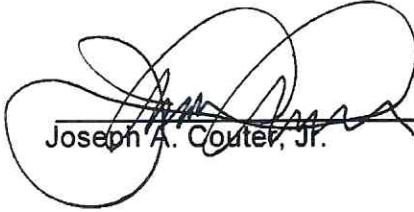


**TOWNSHIP OF LITTLE EGG HARBOR
BOARD OF ADJUSTMENT
APPLICANT(S) CERTIFICATION(S)**

SITE INSPECTION CONSENT

Joseph A. Courter Jr., 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 Block 295, Lots 1 & 4, Little Egg Harbor Township for the purposes of evaluation of the application for development presently pending before that Board.

11-18-24
Date



Joseph A. Courter, Jr.