

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

**DOCKET NO. 2026-01
RESOLUTION NO. 2026-12**

RE: PETER AND AMY LAWRIE
Block 330.11, Lot 6
12 Champions Drive
Little Egg Harbor, New Jersey 08087
Application for a bulk variance

WHEREAS, PETER AND AMY LAWRIE, whose mailing address is 12 Champions Drive ,
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 330.11, Lot 6 as shown on the Tax Map of the Township of
Ocean and otherwise known as 12 Champions Drive, 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 July 8, 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 southwesterly corner of Greenbriar Drive

and Champions Drive. The acreage of the site as indicated in the application is 9,382 sf. The site is in the R-100 Zone. The site contains a 2-story dwelling with an attached 2-car garage, covered front porch and a rear deck and patio, and an asphalt driveway.

The Applicant seeks variance relief to install a 526 sf in-ground pool and pool equipment within the front yard of Greenbriar drive, whereas an accessory structure is not permitted in the front yard per §215-7.14D. The proposed fence is 6 ft high within the front yard of Greenbriar Drive. Per §215-12.17E, all fences placed in the front yard in any district shall be at least fifty percent (50% of an open see-through type. The Applicant requests relief for the fence, however no detail of the fence is provided, initially by Applicant

3. Applicant seeks the following variance approval:

A. **Per §215-7.14D:** an accessory structure is not permitted in the front yard, whereas the in-ground pool is within the front yard along Greenbriar.

B. **Per §215-7.14D:** an accessory structure is not permitted in the front yard, whereas the pool equipment is within the front yard along Greenbriar Drive.

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. Applicant was represented by Kevin Quinlan, Esquire.

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 12th day of August, 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 May 29, 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 variance approval as follows:

A. **Per §215-7.14D:** an accessory structure is not permitted in the front yard, whereas the in-ground pool is within the front yard along Greenbriar.

B. **Per §215-7.14D:** an accessory structure is not permitted in the front yard, whereas the pool equipment is within the front yard along Greenbriar Drive.

3. Applicant shall install a full safety gate with latch on the fence.

4. Applicant testified that the pool would not interfere with traffic or pedestrian safety.

5. Applicant agrees to assume responsibility for all fencing and the maintenance thereof.

6. All pool discharge will be directed to the street

7. Applicant shall plant shrubs in front of the pool equipment.

8. Applicant shall move the existing fence within 30 days of the memorialization of this

Resolution and shall provide detail of all fencing

9. 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

10. 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.

11. 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.



GREG LESZEGA, CHAIRMAN
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 July 8, 2026, as copied from the minutes of said meeting.



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