



#2026-09

TOWNSHIP OF LITTLE EGG HARBOR ZONING BOARD OF ADJUSTMENT

APPLICATION & APPEAL PART A

Use additional sheets if necessary.

Applicant's Name: Sean Hybbenech

Applicant's Telephone Number: [REDACTED]

Applicant's E-mail Address: [REDACTED]

Applicant's Street Address: 955 Nugentown Rd. LEH, NJ 08087

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

Owner's Name: Sean + Jacqueline Hybbenech

Owner's Telephone Number: [REDACTED]

Owner's Mailing Address: 955 Nugentown Rd. LEH, NJ 08087

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 262 Lot 2.23

Street Address: 955 Nugentown Rd., Little Egg Harbor Township, New Jersey

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

Lot Size: _____ Lot Area: _____ sq. ft.

Indicate and Describe any Structures Presently Situated on the Property: Single family home approximately 2.5 years old. Property bordered by Bass River State Park.
(For example: Shed, Barn, Detached Garage or Residential Dwelling)

State the Present Use of any Structures Noted Above: Primary residential dwelling

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)]
- 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 C

N/A

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:

See attached

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

Side setback requirements

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:

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?

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

Conservation Easement - Left rear of Property

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

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

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

Part D:

Question 1.

I wish to build an accessory building on the right side of the home. The requested variance will be to encroach on the side setback requirements as per current zoning. Application to the zoning board was denied in May of 2026, thus requiring this variance application.

Question 6.

I, Sean Hybbeneth, residing at 955 Nugentown Road, am filing this application in efforts to seeks variance relief to permit the placement of an accessory storage structure that encroaches into a previously established side-yard setback area. The requested relief can be granted without substantial detriment to the public good, neighborhood integrity, and without substantially impairing the intent and purpose of the Municipal Zone Plan and Land Use Ordinance of Little Egg Harbor Township.

The proposed structure is intended solely for personal residential storage and will not be used for any commercial, business, rental, or income-producing purposes. The structure will serve as an 'accessory use' customarily associated with a single-family residential property and will provide organized storage for household items, equipment, vehicles and maintenance materials, thereby reducing any outdoor clutter and enhancing the overall appearance of the property.

The proposed location utilizes my existing driveway and gravel apron. The proposed location was chosen for several reasons including, most importantly, minimizing disturbance to the property and avoiding the creation of additional impervious coverage or creating a new access point to the property. The placement of the structure is consistent with the existing development pattern on the property and represents the most practical location for the intended use. By allowing this structure to be placed on the side property with requested relief, it will not only appear square and aligned with the primary residence, it will also not be placed near the rear property line in direct sight line of both neighbors' homes and provide adequate spacing from the well head. The opposite side of the property (left rear) has a conservation easement preventing development and has my septic system which would prevent a new driveway from being installed.

To ensure compatibility with the surrounding neighborhood, the structure will be color-matched to the principal residence and designed to complement the existing residential character of the property. The structure will be built upon a concrete pad with footings as per the manufacturers' recommendations and will meet all current building codes. In addition, landscaping will be installed and maintained between the structure and the neighboring property thus providing a lush green tree line between the proposed building

and the neighbors fence line. This landscaping will provide visual screening, enhance neighborhood aesthetics, increase sound buffering, enhance privacy, and further reduce any potential impact on adjoining properties. The building will have a 'lean to' style porch facing the inside of the property which will allow for family access and outdoor patio space (picnic table).

The proposed structure will not create additional traffic, noise, lighting, or other adverse impacts upon neighboring properties. Because the use is strictly residential and accessory in nature, there will be no increase in population density, demand for municipal services, or changes to the character of the neighborhood.

The requested variance relates primarily to the side setback encroachment and does not alter the residential use of the property. The proposal promotes orderly property maintenance, keeps the property clean and tidy, and improves the visual appearance of the site through coordinated design and landscaping improvements.

For these reasons, I am respectfully submitting to the Board that this proposed variance 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.

PART E

N/A

Please provide the following:

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

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

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

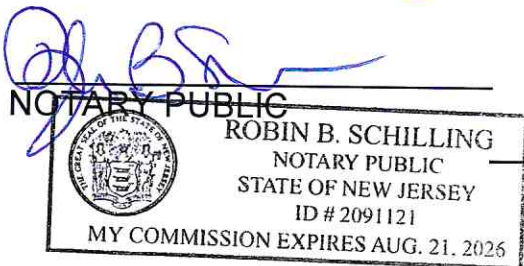
4. List the Names, Addresses, Telephone Numbers, and E-mail of any expert who will submit a report or who will testify for the applicant:

CERTIFICATIONS

I. I, Sean Hybbeneth, 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

1st day of July 2026
(DATE) (MONTH) (YEAR)

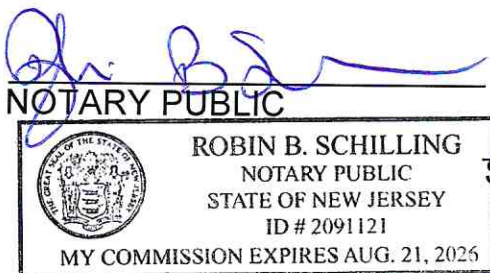


(Signature of Applicant)

II. I, Sean + Jacqueline Hybbeneth, 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

1st day of July 2026
(DATE) (MONTH) (YEAR)



Signature of Owner (s)

Jacqueline Hybbeneth

III. A search of municipal property tax records for Block _____, Lot(s) _____ maintained in the Office of the Tax Assessor of Little Egg Harbor Township confirms

_____ to be the owner(s) of record.

DATE: _____

(Signature of Tax Assessor or Agent)

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

DATE: _____

(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: 7/1/2026



(Signature Applicant)

AFFIDAVIT OF NON-COLLUSION

STATE OF NEW JERSEY :

SS:

COUNTY OF OCEAN:

Sean Hybbeneeth

(Applicant / Affiant), being duly sworn

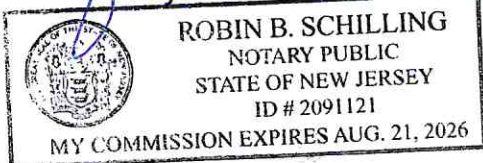
according to law, upon his or her oath, hereby deposes and says:

1. I am the applicant in connection with an application filed with the Little Egg Harbor Township Zoning Board of Adjustment pertaining to Block 262 Lot(s) 2.23 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 15th
day of July, 2026

Robin B. Schilling
Notary Public of New Jersey



Signature
Please print name below

Sean Hybbeneeth

STOCKHOLDER/PARTNERSHIP DISCLOSURE STATEMENT

In accordance with N.J.S.A. 40:55D-48.1 and 40:55D-48.2 the following disclosure statement is submitted in support of an application made to the Little Egg Harbor Township Zoning Board of Adjustment:

I. N.J.S.A. 40:55D-48.1 [Names and addresses of all stockholders or individual partners owning at least 10% of the applicant's stock, or any class, or at least 10% of the interest in the partnership, as the case may be. This requirement shall be followed when the applicant seeks to subdivide a parcel of land into six (6) or more lots, applies for a variance to construct a multiple dwelling of 25 or more family units, or seeks approval for a site to be used for commercial purposes.]

Name	Address	Percentage Owned
	N/A	

Use additional sheets if necessary.

II. N.J.S.A. 40:55D-48.2 [If a corporation or partnership owns 10% or more of the stock of a corporation, or 10% or greater interest in a partnership, subject to disclosure pursuant to N.J.S.A. 40:55D-48.1, that corporation or partnership shall list the names and addresses of its stockholders holding 10% or more of its stock or of 10% or greater interest in the partnership, as the case may be. This requirement shall be followed by every corporate stockholder or partner in a partnership, until the names and addresses of the noncorporate stockholders and individual partners, exceeding the 10% ownership criterion established herein, have been listed.]

Entity Name	Address	Percentage Owned
	N/A	

Use additional sheets if necessary.

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

SITE INSPECTION CONSENT

Sean Hybbene 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 955 Nugentown Rd, Little Egg Harbor Township for the purposes of evaluation of the application for development presently pending before that Board.

Date

7/1/2026

Signature of

Applicant/Owner/Representative

Sean Hybbene

PRINT NAME HERE



High Quality Steel Structures

1255 Creekshire Way, Ste. 241
Winston, North Carolina 27103

sales@hqsteelstructures.com

(336) 600-4833

<https://hqsteelstructures.com/>

SALES - Liz Cartwright

1475 W Memorial Hwy
Harmony, North Carolina 28634

liz@hqsteelstructures.com

(336) 443-2101

Quote: QTE-116061

Total: \$9,640.45

CUSTOMER - Sean Hybbeneth

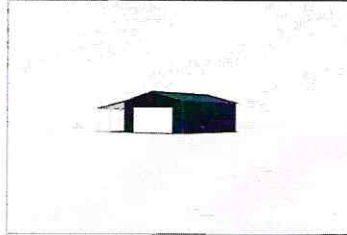
Billing Address

New Jersey

Shipping Address

New Jersey

sjiihybb@gmail.com



Standard Garages - 24 x 30 x 10

Roof Color: Quaker Gray

Trim Color: Quaker Gray

Sides/Ends Color: Burnished Slate

Wainscot Color: NA

SPECIFICATION	QTY	PRICE
24X30' Vertical Roof (Roof 31' Ga : 14 3/12' Roof Pitch)	1	\$4,700.00
10' Height	1	\$480.00
145 MPH + 35 PSF Certified (Incl. Lean-tos)	1	\$0.00
Ends - Closed Horizontal	2	\$2,880.00
Sides - Closed Horizontal	2	\$1,420.00
Left Lean - 12x30' (2/12' Roof Pitch)	1	\$2,350.00
Left Lean - 8' Height	1	\$120.00
Front - 16x8' Garage Door (Roll-Up)	1	\$3,500.00
Left - 36x80" Walk-in Door (Fiberglass)	1	\$325.00
Left - 24x36" Window (Standard)	1	\$180.00
Back - 24x36" Window (Standard)	1	\$180.00
Colored Screws	1	\$0.00
Side Connection Fees	1	\$175.00
Manufacturer Discount	1	(\$7,502.60)
Permit Required : Customer To Verify		
Generic Drawing Fee : \$250.00		

PRICE DETAILS	
SUB TOTAL	\$8,807.40
State Tax (6.62%)	\$583.05
Additional Charges	\$250.00
GRAND TOTAL	\$9,640.45
PAY NOW Downpayment	\$1,497.26
BALANCE DUE	\$8,143.19

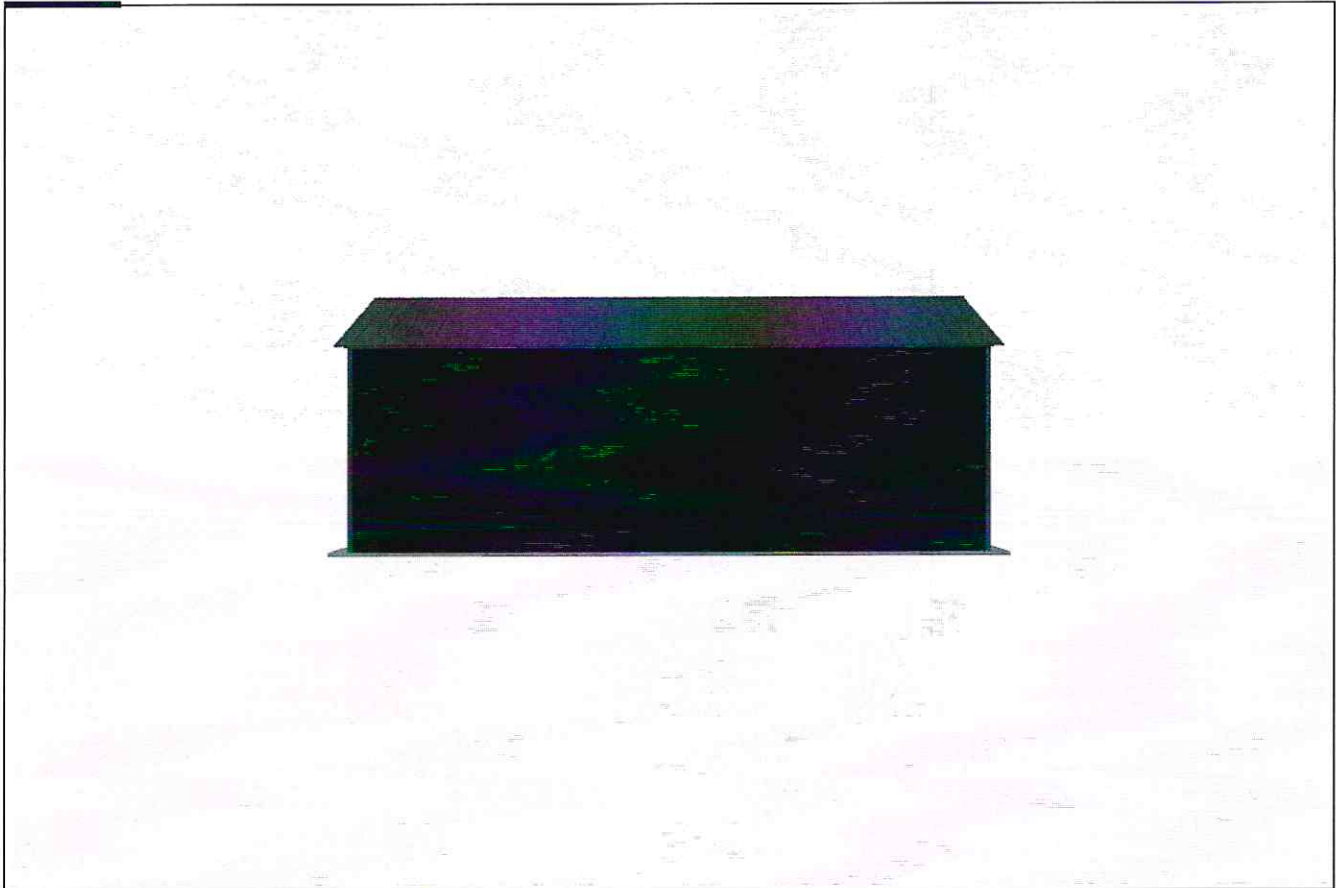
BUILDING SPECIFICATION
☐ Ready for Installation? ☐ Jobsite Level? ☐ Permit Required? ☐ Inside City Limit? ☐ Electricity Available? Installation Surface? <u>Concrete</u>
Building Dimension: 24'W x 30'L x 10'H
Roof Style: Vertical
Gauge: 14 Gauge
Wind/Snow Rating: 145 MPH + 35 PSF Certified
Distance on Center: 5 Feet

BUILDING VIEW



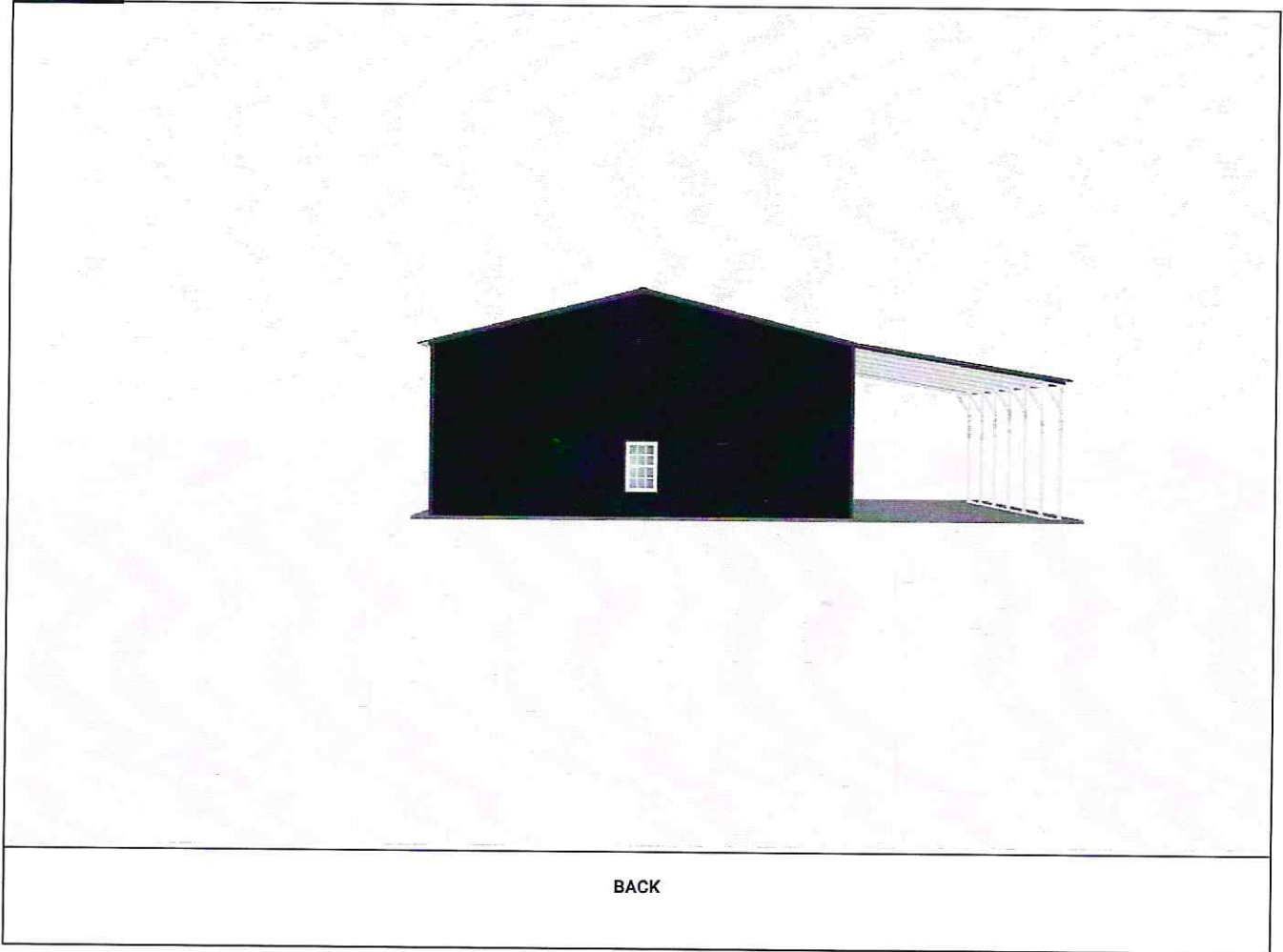
FRONT

BUILDING VIEW



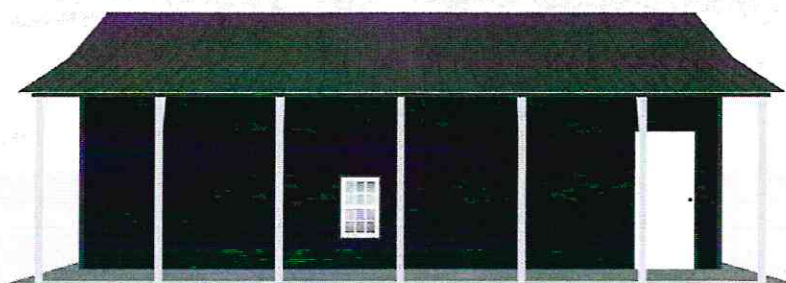
RIGHT

BUILDING VIEW

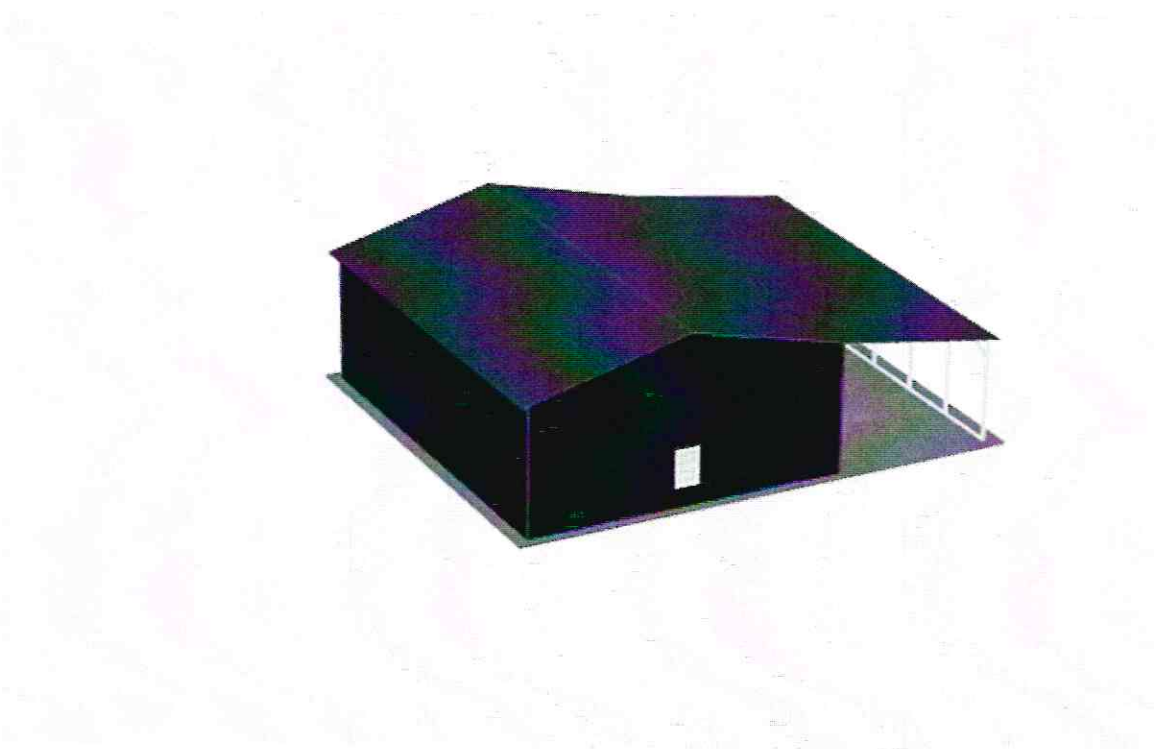
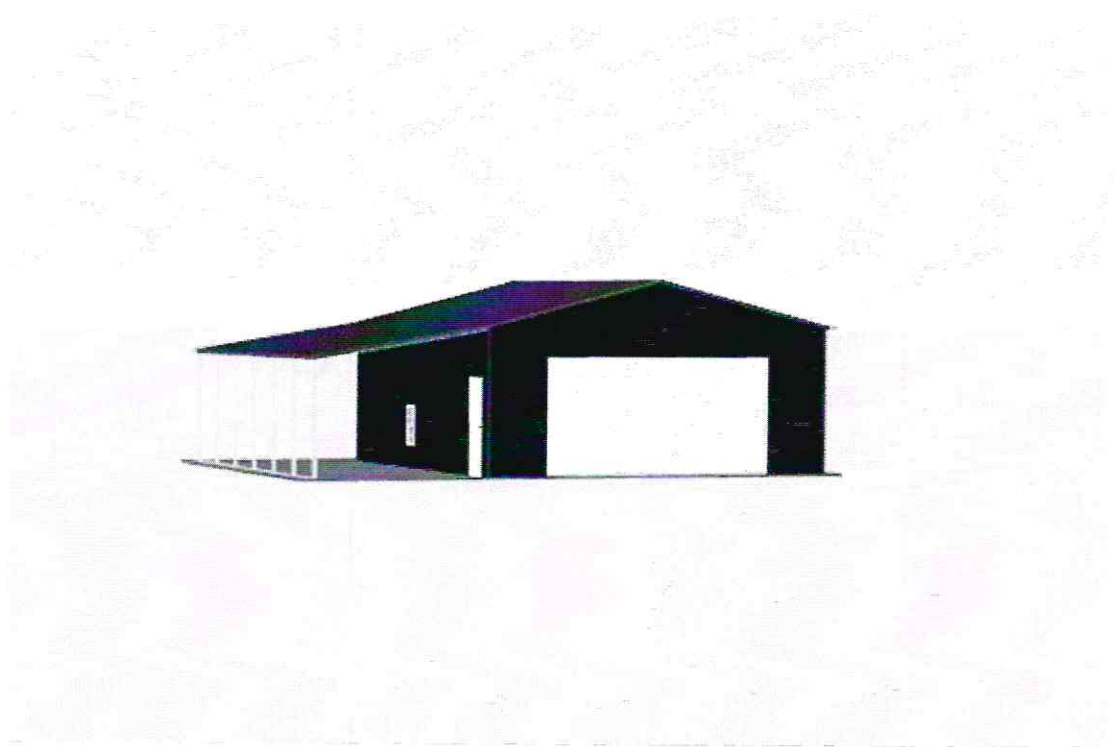


BACK

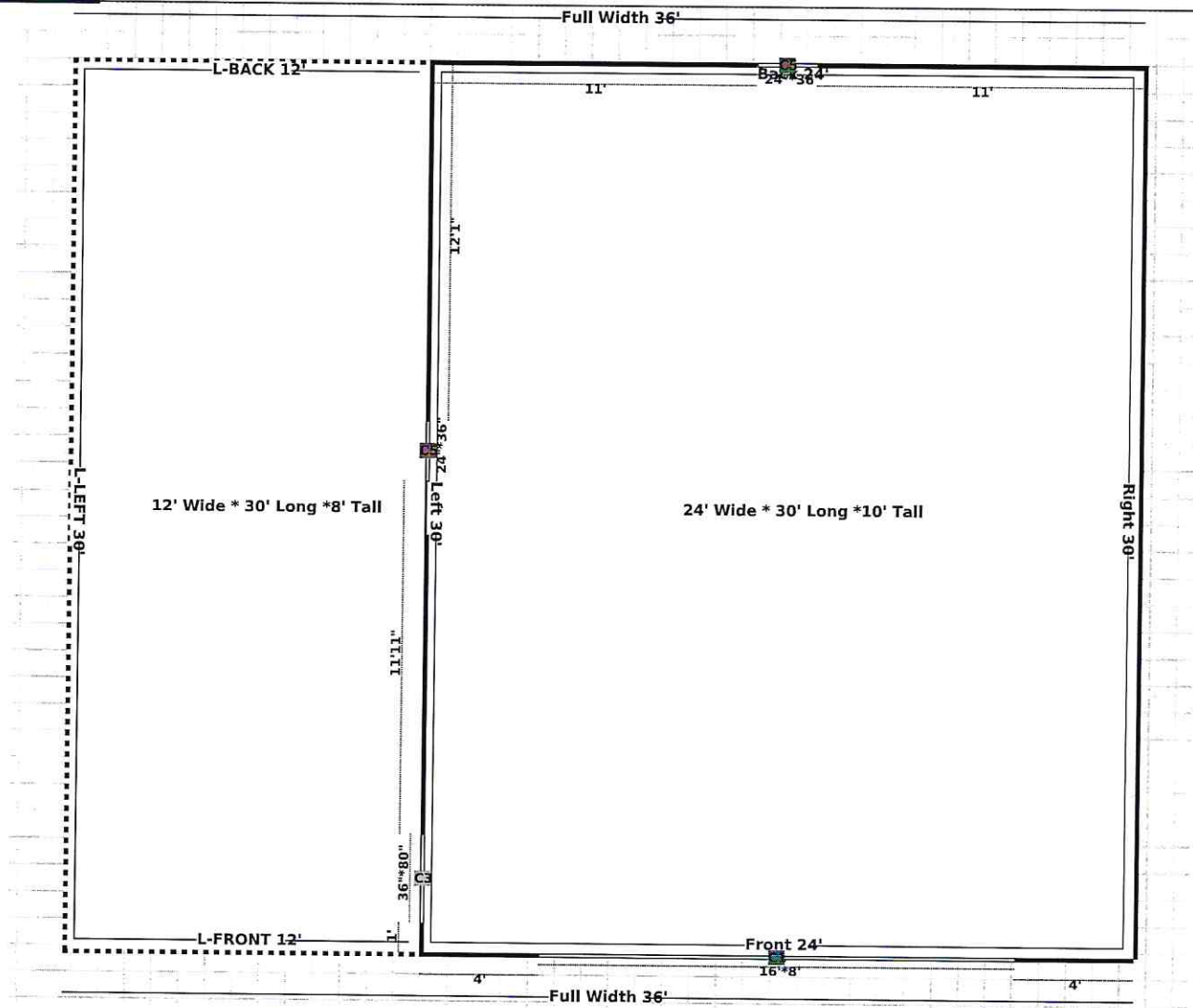
BUILDING VIEW



LEFT



2D DRAWING-1



LEGENDS

- G1 Garage Door
 G2 Garage Door Frameout
 W3 Walk in Door
 W4 Walk in Door Frameout
 W5 Windows
 W6 Windows Frameout
 W7 Open Wall
- C8 Close Wall
 C9 Distance
 C10 Storage Length (Utility)
 C Cupola

