

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

**RESOLUTION NO. 2016-24
VARIANCE APPLICATION NO. 2016-15**

RE: GARY AND JULIE CHAVAN
Stage Road
Block 280, Lot 6.02
Application for Bulk Variance

WHEREAS, GARY AND JULIE CHAVAN, whose mailing address is 21 Pembroke Court, Little Egg Harbor, New Jersey, has applied for relief pursuant to N.J.S.A. 40:55D-70c(2), affecting premises located at Block 280, Lot 6.02, as shown on the Tax Map of the Township of Little Egg Harbor and otherwise known as Stage Road, in the Township of Little Egg Harbor, State of New Jersey; and

WHEREAS, a public hearing was held on said application on September 14, 2016, in the Municipal Building of the Township of Little Egg Harbor and testimony was presented on behalf of the applicant and all interested parties having been heard; and

WHEREAS, said Board having considered said application and testimony of the applicant, makes the following findings:

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 subject property is located on the south side of Stage Road west of Carolyn Drive in the Woodsville portion of the Township. The property in question is located within both the R5A and the R1A (Residential) Zone. The site is irregularly shaped, has access from Stage Road through an access easement and is vacant. The

applicant is proposing to construct a new house, in-ground pool and detached garage. The proposed garage structure would be considered a permitted accessory use in the zone. The proposed structure does not meet the size requirement of the zone. The applicant requires a variance from: **§15-7.14F** – Any building with a gross floor area in excess of 900 square feet or containing living space shall not be considered an accessory building, whereas 1440 square feet is proposed and for a height of 19' wherein 15' is permitted. The property in question is located within the R5A and R1A – Residential Zones. The tract appears to meet the requirements of **§15-4.4** and **§15-4.6**. Applicant requests no other bulk variances or waivers.

3. Applicant provided testimony on his own behalf, stating that it would be a benefit to the surrounding community, in 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.

4. No person appeared in opposition to the subject application.

5. Based upon the foregoing evidence, the Board makes the following findings:

A. This applicant has demonstrated that the requested variance can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the zone plan and zoning ordinances of the Township of Little Egg Harbor.

NOW, THEREFORE, BE IT RESOLVED, by the said Board that on this 12th day of October, 2016, based upon the findings herein above stated, the application is hereby granted subject to the following conditions, together with all

stipulations of 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 as prepared by the Little Egg Harbor Township Zoning Board of Adjustment Engineer dated September 6, 2016, a copy of which is annexed hereto and made a part hereof.

2. Applicant may construct the pole barn in accordance with the plans as presented by the Applicant.

3. The applicant is specifically granted the following variances: **§15-7.14F** gross floor area where 1440 square feet is proposed and 900 square feet is required for an accessory building and for a height of 19' wherein 15' is permitted.

4. Applicant certifies that the pole barn will contain no habitable areas.

5. Applicant certifies that the pole barn will not be used for any type of business.

6. Grading shall follow the natural contours and shall be in compliance with Township Ordinance requirements.

7. 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.

8. 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.

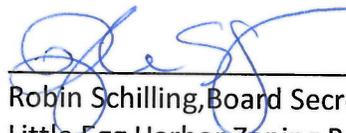
9. The applicant shall resubmit this entire application should there be any substantial deviation from this Resolution or the submitted plans, documents, or oral representations made by this applicant, his attorneys or other professionals.



ED GAUTIER, 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 September 14, 2016 as copied from the minutes of said meeting.



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