

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

**RESOLUTION NO.: 2016-25
VARIANCE APPLICATION NO.: 2016-14**

RE: JOSEPH AND ANGELA BIANCHINI
Block 326.18, Lot 19
Application for bulk variance

WHEREAS, JOSEPH AND ANGELA BIANCHINI, whose mailing address is 1067 Radio Road, 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 326.19, Lot 19, as shown on the Tax Map of the Township of Little Egg Harbor and otherwise known as 1067 Radio Road, Little Egg Harbor, New Jersey; and

WHEREAS, a public hearing was held on said application on October 12, 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:

1. The application is deemed complete pursuant to the applicable provisions of the Little Egg Township Zoning Ordinance.

2. The subject property is located along the east side of Radio Road, approximately 420 FT north of Playhouse Drive, on a manmade lagoon, in the Rose Creek area of the Township. The property is located within the R-50 Residential Zone. The application is for variances relating to the as-built conditions of a new single family home on pilings. The existing lot meets

the minimum lot area, minimum lot width, minimum lot depth, minimum side yard setback, minimum rear yard setback and maximum building height requirements for the zone. The Applicant has constructed a new 28' x 66' home on pilings in order to meet the new higher flood elevation requirements. The submitted plans include a carport at the front of the house and a covered porch at the rear of the house. The applicant requires the following variance:

- a. §15-4.14(E)(4) for the front yard setback for the principal building; and

Applicant requests no other bulk variances or waivers, as an existing non-conforming shed shall be removed.

3. Applicant provided testimony on his own behalf, stating that the granting of variance relief would be a benefit to the surrounding community for the new structure would be compatible with the existing homes in the area.

4. Applicant supplied plans to demonstrate the appearance of the dwelling. In the Applicant's opinion there would be no detriment to the surrounding community by the grant of this variance relief which would, in applicant's opinion, constitute a benefit to the neighborhood without being inconsistent with the zone plan and zoning ordinances. No view will be impaired, and the 1 1/2' variance is stated by Applicant to be minimal.

5. No member of the public appeared to testify on this Application.

6. 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 Board, however, does have concern for repeated mistakes in measurement by some in the local construction industry.

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 the representations, plans and exhibits submitted with regard to the proposed development of the subject property and should 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 26, 2016, a copy of which is annexed hereto and made a part hereof.

2. Applicant is specifically granted a variance for §15-4.14(E)(4) for the front yard setback of 18.5 FT when 20 FT is required.

3. Within five (5) days of the meeting date and prior to the Chairman's execution of the Resolution, Applicant is to provide, from the Building Department, filed or approved architectural plans and an updated survey, for the Board Engineer's review and the Board Engineer must indicate satisfaction with the review or the Applicant must return to the Board for additional testimony and evidence on this application .

4. The Applicant shall comply with RSIS standards with respect to off-street parking.

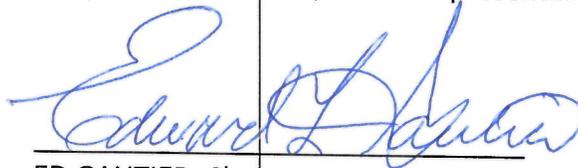
5. The Applicant shall direct any runoff away from adjacent neighbors.

6. The applicant shall further reimburse the Little Egg Harbor Township 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.

7. 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.

8. The applicant shall resubmit this entire proposal should there be any substantial deviation from this Resolution or the submitted plans, documents, or oral representations made by this applicant.



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 October 12, 2016, as copied from the minutes of said meeting.


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