

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

**RESOLUTION NO.: 2016-2
VARIANCE APPLICATION NO.: 2015-15**

RE: BECKER, JANICE L.
BLOCK 314, LOT 35
Application for Bulk Variance

WHEREAS, Janice L. Becker, whose mailing address is 22 West Boat 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 314, Lot 72, as shown on the Tax Map of the Township of Little Egg Harbor and otherwise known as 22 West Boat Drive, Little Egg Harbor, New Jersey; and

WHEREAS, a public hearing was held on said application on January 13, 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 within the Residential (R-50) Residential Zone, and is located along the north side of West Boat Drive, on a manmade lagoon in Hickory Island area of the Township, approximately 535 FT west of Radio Road. The Applicant is proposing to raise an existing 38' x 40' home on pilings in order to meet the new higher flood elevation requirements. The submitted plans include stairs, landing and deck to the main entrance (rear and side yard). It should be noted that this property is being shown on preliminary FEMA work

maps as requiring a Base Flood Elevation (BFE) for this property of 10 feet, as it is located within the "AE" zone. The proposed finished floor is elevation 16. The proposed elevation outside the home is elevation 5; therefore the home will be raised approximately 11 feet from the existing grade. The rear deck is included in the building footprint because it appears to be greater than 18" above grade. The applicant requires variances from: §15-7.8(C) for unroofed porch and steps in side yard exceeding 100 square feet; §15-4.14(E)(6) for combined side yard setback; §15-4.14(E)(10) for maximum building coverage; and §15-4.14(F)(1)(b) for minimum lot depth. Applicant requests no other bulk variances or waivers.

3. Applicant provided testimony on his own behalf, stating it 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 new 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.

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.

NOW, THEREFORE, BE IT RESOLVED, by the said Board that on this 13th day of January,

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 December 30, 2015, a copy of which is annexed hereto and made a part hereof.

2. Applicant is specifically granted a variance for §15-7.8(C) for unroofed porch and steps in side yard exceeding 100 square feet.

3. Applicant is specifically granted a variance for §15-4.14(E)(6) for combined side yard setback of 11.6 FT. when 15 FT is required.

4. Applicant is specifically granted a variance for §15-4.14(F)(1)(b) for minimum lot depth of 86.86 FT when 87 FT is required.

5. Applicant is specifically granted a variance for §15-4.14(E)(10) for maximum building coverage of 42.9% when 30% is required.

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

7. The Applicant shall replace the existing bulkhead.

8. No habitable space to be permitted in the attic or flood zone.

9. 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 forty-five (45) 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 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 January 13, 2016, as copied from the minutes of said meeting.



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