

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

**RESOLUTION NO.: 2016-16
VARIANCE APPLICATION NO.: 2016-07**

RE: JEAN BATEMAN
Block 325.112, Lot 9
Application for bulk variance

WHEREAS, JEAN BATEMAN, whose mailing address is 102 Wright Avenue, Stratford, New Jersey 08084, has applied for relief pursuant to N.J.S.A. 40:55D-70(c) affecting premises located at Block 325.112, Lot 9, as shown on the Tax Map of the Township of Little Egg Harbor and otherwise known as 29 Toms Court, Little Egg Harbor, New Jersey; and

WHEREAS, a public hearing was held on said application on May 11, 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) Zone, and is located along the south of Toms Court, approximately 750 ft south of Columbia Road, in the Great Bay Estates area of the Township. The Applicant is proposing to construct a new 30' x 40' home on pilings in order to meet the new higher flood elevation requirements. The submitted plans include a raised rear yard deck. It should be noted that this property is being shown on

preliminary FEMA work maps as requiring a Base Flood Elevation (BFE) of 10 feet, as it is located within the "AE" zone. The finished floor elevation is 16.5 feet. The elevation outside the house is 6.5; therefore the new home will be raised approximately 10 feet, as it is located within the "AE" zone. The proposed first floor elevation is 16.2 feet. The elevation outside the house is 7; therefore the new home will be raised approximately 9 feet from the existing grade. The deck is included in the building footprint because it is greater than 18" above grade. The applicant requires the following variances:

- a. §15-14F(1)(b) for lot depth.

Applicant requests no other bulk variances or waivers.

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.

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 11th day of May, 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:

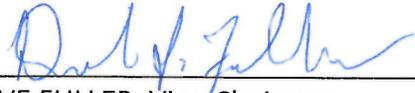
1. The applicant shall strictly adhere to the representations, plans and exhibits submitted with regard to the proposed development of the subject property and should further comply in all respects with the technical review letter as prepared by the Little Egg Harbor Township Zoning Board of Adjustment Engineer dated April 22, 2016, a copy of which is annexed hereto and made a part hereof.

2. Applicant is specifically granted a variance for §15-14F(1)(b) for a minimum lot depth of 85.1 Ft. when 87 Ft. is required.

3. 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.

4. 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.

5. 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.



DAVE FULLER, Vice-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 May 11, 2016, as copied from the minutes of said meeting.



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