

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

**RESOLUTION NO. 2016-18
VARIANCE APPLICATION NO. 2016-08**

RE: CACACIE, THOMAS
225 Beaver Dam Road
Block 2, Lot 2
Application for Bulk Variance

WHEREAS, THOMAS CACACIE, whose mailing address is 225 Beaver Dam Road, Little Egg Harbor, New Jersey, has applied for relief pursuant to N.J.S.A. 40:55D-70c(2), affecting premises located at Block 2, Lot 2, as shown on the Tax Map of the Township of Little Egg Harbor and otherwise known as 225 Beaver Dam Road, in the Township of Little Egg Harbor, State of 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:

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 within the PV (Pinelands Village) Zone. The property is located along the south side of Beaver Dam Road, west of Simms Place Road in the Warren Grove proportion of the Township. The site is rectangular in shape and currently contains a single family residential dwelling with a porch and patio, garage,

shed, pool and driveway. The applicant proposes to remove a shed and detached garage and replace them with a proposed 30' x 60' barn structure. The proposed barn structure would be considered a permitted accessory use in the zone. The barn structure does not meet the height and size requirements of the zone. . The applicant requests the following variances:

A. From §15-7.14B – Accessory buildings shall not exceed fifteen (15) feet in height, whereas 17'-10" is proposed.

B. 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 1,800 square feet is proposed.

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.

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 variances 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 8TH day of June, 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 April 22, 2016, a copy of which is annexed hereto and made a part hereof.

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

3. The applicant is specifically granted the following variances:

A. §15-7.14B – and accessory building with a maximum height of 17'-10" where fifteen (15) feet in height is permitted.

B. §15-7.14F – A gross floor area of 1,800 square feet where of 900 square feet is permitted.

4. Applicant shall remove his existing shed and garage.

5. Applicant shall remove the shed presently on the neighbors property.

6. Applicant certifies that the barn will contain no habitable areas.

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

8. 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.

9. 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.

10. 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 May 11, 2016 as copied from the minutes of said meeting.



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