

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

**APPLICATION NO. 2024-05
RESOLUTION NO. 2024-12**

RE: STEELE, CHRISTOPHER
Block 330.10, LOT 3
14 PLANTATION DRIVE
Little Egg Harbor, New Jersey 08087
Application for a bulk variance

WHEREAS, CHRISTOPHER STEELE, whose mailing address is 14 Plantation 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 330.10, Lot 3, as shown on the Tax Map of the Township of Ocean and otherwise known as 14 Plantation Drive, in the Township of Little Egg Harbor, State of New Jersey; and

WHEREAS, such proof of service as may be required by the New Jersey Statutory Law and Township Ordinance requirements upon appropriate property owners and governmental bodies has been duly furnished; and

WHEREAS, a public hearing was held on said application on September 11, 2024, in the Municipal Building of the Township of Little Egg Harbor and testimony and exhibits were presented on behalf of the applicant and all interested parties having been heard; and

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 property in question is on the east side of Plantation Drive. The tract consists of approximately 0.27-acres (11,636 sf). The site is currently developed with a 1 story framed dwelling. The Applicant is proposing to construct a 676 SF pole barn for classic car storage. The Applicant is seeking variance relief from height, side yard and rear yard setbacks for an accessory structure.

3. Applicant seeks variance approval as follows:

A. Minimum Rear Yard Setback – Accessory Use - Pole Barn (§215-4.10E(8)): The minimum rear yard setback required for accessory buildings is 10 feet, whereas, the proposed pole barn has a rear yard setback of 5 feet; a variance is required.

B. Minimum Side Yard Setback – Accessory Use – Pole Barn (§215-4.10E(8)): the minimum side yard setback required for accessory buildings is 10 feet, whereas the proposed pole barn has a side yard setback of 5 feet; a variance is required.

C. Maximum Height (§215-7.14): Accessory Buildings, the maximum height of the building allowed is 15 feet, whereas the proposed height of the building is 17.42 feet; a variance is required.

4. Applicant requests no other bulk variances or waivers.

5. Applicant provided testimony stating 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.

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

7. 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 proposed structure will not have a negative impact on light, air and open space to adjoining property.

NOW, THEREFORE, BE IT RESOLVED, by the said Board that on this 9th day of October, 2024, the application is hereby deemed approved, in accordance with the application and documents submitted by 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 under date of July 29, 2024, as prepared by the Township of Little Egg Harbor Board of Adjustment Engineer, a copy of which is annexed hereto and made a part hereof.

2. Applicant is granted variance approval as follows:

A. Minimum Rear Yard Setback – Accessory Use - Pole Barn (§215-4.10E(8)): The minimum rear yard setback required for accessory buildings is 10 feet, whereas, the proposed pole barn has a rear yard setback of 5 feet.

B. Minimum Side Yard Setback – Accessory Use – Pole Barn (§215-4.10E(8)): the minimum side yard setback required for accessory buildings is 10 feet, whereas the proposed pole barn has a side yard setback of 5 feet.

C. Maximum Height (§215-7.14): Accessory Buildings, the maximum height of the building allowed is 15 feet, whereas the proposed height of the building is 17.42 feet.

3. Applicant testified there shall be no business conducted in the pole barn.
4. Applicant testified that there will be no habitable living space in the garage.
5. There shall be no utilities except for electric.
6. The Pole Barn shall not have running water nor will it be connected to public sewer.
7. Applicant shall add an underground recharge system to insure proper drainage.
8. Applicant shall remove the green portable shed.
9. Applicant shall comply with all flood plan requirements.
10. Applicant shall use light gray siding on the pole barn in order to match the exterior of the house.
11. The purpose of the pole barn is to store cars and yard equipment only.
12. 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.

13. 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.

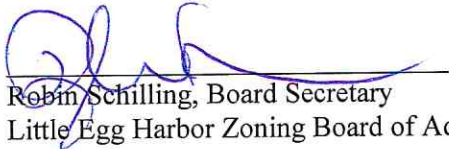
14. The applicant shall resubmit this entire application should there be any substantial deviation from this Resolution or the submitted plans, documents, or oral representations made by this applicant, his attorneys or other professionals.



GREG LESZEGA, 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 September 11, 2024, as copied from the minutes of said meeting.



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