

**RESOLUTION OF MEMORIALIZATION OF THE
TOWNSHIP OF OCEAN BOARD OF ADJUSTMENT**

**DOCKET NO. 01-19-BA
RESOLUTION NO. 2019-5**

RE: DEL CORP HOLDINGS, LLC
Block 215, Lot 3
102 Atlantic Avenue
Ocean Township, New Jersey 08758
Application for a bulk variance

WHEREAS, DEL CORP HOLDINGS, LLC, whose mailing address is 117 Dollmore Avenue, Ocean Township, New Jersey 08758, has applied for relief pursuant to N.J.S.A. 40:55D-70(c), affecting premises located at Block 215, Lot 3, as shown on the Tax Map of the Township of Ocean and otherwise known as 102 Atlantic Avenue, in the Township of Ocean, 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 February 21, 2019, in the Municipal Building of the Township of Ocean 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 Township of Ocean Zoning Ordinance.

2. The property in question is Lot 3, Block 215, within the Township of Ocean, Ocean County, New Jersey. The subject property is located in the R-BB Residential Zoning District and provides frontage on Atlantic Avenue. The Applicant is proposing the removal of the existing 1 story frame dwelling and the construction of a 2-story frame dwelling on timber pilings.

3. Applicant seeks approval of all pre-existing nonconformances as follows;

A. **Minimum Lot Width (410-14.2.F)**: The minimum lot width required is 60 feet, whereas 50 feet is existing/proposed on the site.

4. Applicant seeks variance approval as follows:

A. **Minimum Lot Width (410-14.2.F)**: The minimum lot width required is 60 feet, whereas 50 feet is existing/proposed on the site.

B. **Minimum Front Yard Setback (stairs)**: The minimum front yard setback required is 20 ft., whereas 17.8 ft. is existing and 15 ft. is proposed.

5. The applicant was represented by Christopher Supsie, Esquire.

6. The applicant has provided testimony 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.

7. 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 Ocean.

B. The proposed dwelling will be in conformance with those presently existing in

the surrounding area.

NOW, THEREFORE, BE IT RESOLVED, by the said Board that on this day of
2019, 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 under date of January 22, 2019, as prepared by the Township of Ocean Zoning Board of Adjustment Engineer, a copy of which is annexed hereto and made a part hereof.

2. Applicant is granted approval of all pre-existing nonconformances as follows;

A. **Minimum Lot Width (410-14.2.F)**: The minimum lot width required is 60 feet, whereas 50 feet is existing/proposed on the site.

3. Applicant is granted variance approval as follows:

A. **Minimum Lot Width (410-14.2.F)**: The minimum lot width required is 60 feet, whereas 50 feet is existing/proposed on the site.

B. **Minimum Front Yard Setback (stairs)**: The minimum front yard setback required is 20 ft., whereas 17.8 ft. is existing and 15 ft. is proposed.

4. Applicant shall direct any proposed roof leaders away from adjacent properties.

5. Applicant shall remove the existing shed from the property.

6. Applicant shall obtain DEP determination as to whether there is wetlands on the property and this approval is conditioned upon DEP determination.

7. The applicant shall further reimburse the Township of Ocean 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.

8. Notification of this favorable approval shall be published in an official newspaper of the Township of Ocean Zoning Board of Adjustment by the applicant within ten (10) days of its passage by the Board.

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.

JOHN PETROSILLI, CHAIRMAN
TOWNSHIP OF OCEAN ZONING BOARD OF ADJUSTMENT

CERTIFICATION

The foregoing is a true copy of a memorializing Resolution by said Board at its Meeting of _____, 2019.

STEPHANIE CAPACCIO, Board Secretary
Township of Ocean Zoning Board of Adjustment