

**RESOLUTION# 2022-03 RESOLUTION OF
APPROVAL APPLICATION OF
JASON & COURTNEY GLICK,
APPLICATION #PB-2022-03**

IN THE MATTER OF JASON &
COURTNEY GLICK

: PLANNING BOARD OF THE BOROUGH
: OF MANTOLOKING
: APP NUMBER 2022-03
: BLOCK 24; LOT 23
: 1067 BARNEGAT LANE

WHEREAS, an application has been made to the Borough of Mantoloking Planning Board (the "Board") by Jason and Courtney Glick (the "applicant"), for variance approval. The Applicant proposes to construct a dormer onto the rear of the second floor of the house, a new covered porch for the front entry, interior renovations, and a newly expanded entry level elevated deck and stairs at the rear of the house. The subject parcel is shown as Lot 23 in Block 24 on the Borough Tax Map and commonly known as 1067 Barnegat Lane in the Borough of Mantoloking, Ocean County, New Jersey, and said premises being located in the R-6A Zone; and

WHEREAS, the Applicant has satisfied the noticing requirements of the New Jersey Municipal Land Use Law and provided proof of same to the Mantoloking Planning Board; and

WHEREAS, the Applicant was represented by William T. Gage, Esquire; and

WHEREAS, the Mantoloking Planning Board reviewed the application, documents, plans and exhibits as submitted, and listened to the applicant and received information from its professional staff; and

WHEREAS, the Board heard the testimony and the evidence presented by the applicant and received comments from the public.

NOW, THEREFORE BE IT RESOLVED, that the Planning Board of the Borough of Mantoloking, County of Ocean, and State of New Jersey, on April 7, 2022, made the following findings:

1. The Board found the application complete.
2. According to the application, the Applicant is requesting to construct a dormer onto the rear of the second floor of the house, a new covered porch for the front entry, interior renovations, and a newly expanded entry level elevated deck

and stairs at the rear of the house which require the expansion of the below bulk variances:

- A. There are bulk variances being requested:
 1. The minimum lot depth of 70 feet is required where 69.85 feet is pre-existing.
 2. The minimum rear yard setback required is 25 feet whereas the pre-existing is 22 feet for the proposed expansion of the second-floor dormer.
 3. The minimum rear yard setback required is 25 feet whereas the pre-existing is 15.35 feet for the proposed expansion of the rear entry elevated deck.
 - B. The Applicant has not requested any design waivers, and none have been identified.
3. In support of the application, the Applicant submitted the following documents:
- A. A revised application dated February 16, 2022;
 - B. Tax certification dated March 3, 2022 indicating all taxes are paid;
 - C. Certified list of Property Owners located within 200 feet of the properties dated February 14, 2022;
 - D. An as built Plan, prepared by Leeper Land Group, LLC, dated September 10, 2016;
 - E. Architectural Plans, prepared by B.L.D.G. Architecture, LLC, dated February 10, 2022.
4. During the public hearing held on April 7, 2022; the Planning Board discussed the following review letters prepared by the Board's professionals, the contents of which are hereby adopted and incorporated in full:
- A. Zoning denial letter dated February 3, 2022, by the Planning Board Deputy Land Use Official, Larry Plevier.
 - B. Completeness letter dated March 14, 2022 by the Planning Board Engineer and Deputy Land Use Official Larry Plevier.
5. The Planning Board has received no other review letters/memos from the Mantoloking Officials.
6. During the public hearing, no exhibits were marked into evidence.

MEETING OF April 7, 2022:

7. Based upon the comments of the Applicant's Attorney, William T. Gage, Esquire, the Board heard the following:
 - A. The Applicant is requesting to add a dormer onto the rear of the second floor of the house, a new covered porch for the front entry, interior renovations, and a newly expanded entry level elevated deck and stairs at the rear of the house.

8. Based upon the comments of the Applicant, Jason Glick, the Board heard the following:
 - A. Mr. Glick described the proposed upgrades to the house.
 - B. Mr. Glick stated they owned since 2021 as a vacation property.
 - C. The interior renovations include utilization of the attic space to be converted into an additional bedroom
 - D. The main purpose is for use with his family of three children and wife.

9. Based upon the sworn and qualified testimony of Daniel Lynch, licensed architect, the Board made the following findings of fact:
 - A. Mr. Lynch prepared the plans presented to the board.
 - B. There will be a second-floor addition, including the dormer expansion.
 - C. Applicant will be replacing the porch, expanding the porch and replacing the stairs.
 - D. Mr. Lynch described the proposed stairs and referred to the submitted plans.
 - E. The stairs create the rear yard setback variance expansion of 15.35 for the deck and the 12.35 for the stairs where 25 feet is required.
 - F. When the dwelling was constructed, the elevation requirement was 5 feet; however, after Hurricane Sandy, the home now requires 10 feet.
10. Based upon the sworn testimony of Donald Ness of 1057 Barnegat Lane, the Board made the following findings of fact:
 - A. Mr. Ness supported the Application and had no objection.

CONCLUSIONS OF LAW

WHEREAS, the Board determined that the Applicant's variance application pursuant to *N.J.S.A. 40:55D-46* and *N.J.S.A. 40:55D-50* were found to be sufficient as to style and design, and the Board approved the Applicant's request; and

WHEREAS, the need for the pre-existing minimum lot depth variance of 69.85 feet where 70 feet is required is due to conditions of the property which constituted a hardship in accordance with *N.J.S.A. 40:55D-70(c)(1)* and *(c)(2)*; and

WHEREAS, the need for the expansion of the pre-existing minimum street rear yard setback variance of 22 feet where 25 feet is required is due to conditions of the property which constituted a hardship in accordance with *N.J.S.A. 40:55D-70(c)(1)* and *(c)(2)*; and

WHEREAS, the need for the expansion of the pre-existing minimum street rear yard setback variance of 15.35 feet where 25 feet is required is due to conditions of the property which constituted a hardship in accordance with *N.J.S.A. 40:55D-70(c)(1) and (c)(2)*; and

WHEREAS, there will be no substantial negative impact on the surrounding property owners; and

WHEREAS, the Board has determined that the relief sought does not impair the intent and purpose of the Master Plan or Zoning Ordinance of the Borough of Mantoloking.

NOW, THEREFORE, BE IT RESOLVED, by the Mantoloking Planning Board, in the County of Ocean and State of New Jersey, on the 7th day of April 2022, upon a motion made by Brett Radi and seconded by Robert McIntyre, that the application of Jason and Courtney Glick be granted, subject to the following terms and conditions:

1. The Applicant shall be bound by all exhibits introduced, all representations made, and all testimony given before the Board at its meeting of April 7, 2022.
2. The Applicant shall provide all required Site Performance Bond and Inspection Fees in accordance with the Municipal Ordinance, if required.
3. The Applicant shall be responsible for obtaining any other approvals or permits from other governmental agencies, as may be required by law, including but not limited to the Municipality's and State's affordable housing regulations; and the Applicant shall comply with any requirements or conditions of such approvals or permits.
4. The Applicant must comply with the Development Fee Ordinance of the Borough of Mantoloking, if applicable, which Ordinance is intended to generate revenue to facilitate the provision of affordable housing.
5. The Applicant is required to provide for any and all of the regulatory approvals required by law including, but not limited to the Ocean County Planning Board, if required.
6. The Applicant is required to post all necessary site performance bonds, inspection fees and all professional review fees in accordance with the Ordinance.
7. Publication of a notice of this decision will be published in the official newspaper of the Mantoloking Planning Board at the cost of the Applicant.
8. The Applicant shall comply with all the review comments and requirements in the

Deputy Land Use Official, Larry Plevier's review letter dated March 14, 2022.

ADOPTED this **5th** day of **MAY 2022**.

VOTE ON ROLL CALL:

IN FAVOR: Robert McIntyre, John Wesson, Brett Radi, Beth Nelson, Susan Laymon, Garret Vreeland

OPPOSED: None

ABSTAIN: Christine Beck, Betsy Nelson, John Conti

NOT- PRESENT: Joan Mattia, Denise Boughton

CERTIFICATION

It is hereby certified that the attached is a true copy of the Resolution for Application #2022-003, approved on April 7, 2022 and duly adopted as to form by the Mantoloking Land Use Board and memorialized at its regular meeting held on the May 5, 2022.



Beth Nelson
Chairwoman
Borough of Mantoloking
Land Use Board



Kaitlyn Ippolito
Secretary
Borough of Mantoloking
Land Use Board