

**RESOLUTION #2021-1
RESOLUTION OF APPROVAL
APPLICATION OF
TODD JEFFREY
APPLICATION PB#2020-003**

IN THE MATTER OF
TODD JEFFREY

: PLANNING BOARD OF THE
: BOROUGH OF MANTOLOKING
: APPLICATION NUMBER 2020-003
: BLOCK 24; LOT 56
: 1130 OCEAN AVENUE

WHEREAS, the Planning Board of the Borough of Mantoloking is a duly constituted body as authorized by statute with the responsibility to supervise and to be concerned with the orderly development and planning of the Borough as authorized by the statutes and ordinances made and provided; and

WHEREAS, the Applicant, is represented by William T. Gage, Esq.; and

WHEREAS, the property is located in the R-4A Residential Zoning District, the bulk area requirements for this zoning district are referred to in ordinance 30-6.2(b) of Chapter XXX- Land Use Regulations of the Borough of Mantoloking, the minimum required lot area of 10,000' sf is required where 9,032 sf exists; and

WHEREAS, the Applicant, Todd Jeffrey is the contract purchaser of the at issue property and is requesting certificate of non-conformity due to the existing non-conforming lot size; and

WHEREAS, the owner Be & Ch Holdings, LLC, purchased the property in 1995 and used the property for a Real-Estate Office, the lot area was 9,032 sq ft, and the property was destroyed as a result of Hurricane Sandy in 2012; and

WHEREAS, in 2006 the Borough adopted Ordinance 30-8.2 giving residents grandfather rights if the lot was "validly pre-existing" prior to the passing of Ordinance 30-8.2; and

WHEREAS, the Applicant, Todd Jeffrey, has indicated that he desires to purchase the property to construct a single-family home on the property and install a swimming pool on the property, the proposed structures shall be entirely conforming to all Mantoloking bulk requirements with the exception of the minimum lot size which is the source of the underlying non-conformity; and

WHEREAS, the Planning Board of the Borough of Mantoloking was satisfied that the Applicant, Todd Jeffrey, has established good and sufficient cause to receive a certificate of non-conformity pursuant to Ordinance Section 30-8.2 [Grandfather Provision] as a pre-existing lot; and

NOW THEREFORE, BE IT RESOLVED by the Planning Board of the Borough of Mantoloking, in the County of Ocean and State of New Jersey, on the 10th day of December 2020, upon a motion made by Elizabeth Nelson and seconded by Robert McIntyre, memorializing the Resolution as per Borough Ordinance Section 30-8.2 [Grandfather Provision] and granting the Applicant, Todd Jeffrey a certificate pursuant to ordinance 30-8.2 [Grandfather Provision] of Chapter XXX- Land Use Regulations of the Borough of Mantoloking to utilize the lot in any manner consistent with the terms of the Borough of Mantoloking Land Use Ordinance including, but necessarily limited to, the construction of a single family residence and a swimming pool;

ADOPTED this **14th** day of **January 2021**.

VOTE ON ROLL CALL:

IN FAVOR: Robert McIntyre, John Wesson, Steve E. Gillingham, , Jane White, Betsy Nelson, Christine Beck, Beth Nelson

OPPOSED: None

NOT- PRESENT: Susan Laymon (recused) ; Denise Boughton

CERTIFICATION

It is hereby certified that the attached is a true copy of the Resolution for Application #2020-3, approved on December 10, 2020 and duly adopted as to form by the Mantoloking Planning Board and memorialized at its regular meeting held on the January 14, 2021.



Jane White
Chairwoman
Borough of Mantoloking
Planning Board



Colleen Malvasio
Secretary
Borough of Mantoloking
Planning Board