

Rachael Baldwin

From: Susan Farrell
Sent: Tuesday, April 16, 2024 9:05 AM
To: Rachael Baldwin
Subject: FW: OPRA request - OPRA for open/closed permits - 275 S Lakehore Dr, MANAHAWKIN, NJ 08050

Please process.

Thank you,

Have a Great Day,

Susan M. Farrell
Susan M. Farrell, RMC, CMR
Township Clerk
(609) 597-1000 ext. 8526

-----Original Message-----

From: Nici Ten Hoeve <opra+request-60726-aec7feaa@requests.opramachine.com>
Sent: Monday, April 15, 2024 4:06 PM
To: Susan Farrell <sfarrell@staffordnj.gov>
Subject: OPRA request - OPRA for open/closed permits - 275 S Lakehore Dr, MANAHAWKIN, NJ 08050

[EXTERNAL EMAIL] **WARNING: This email originated from outside this organization. Please validate the sender's email address and do not click links or open attachments unless you recognize the sender and are expecting the message.**

Dear Stafford Township,

This is a request for public records made under OPRA and the common law right of access. I am not required to fill out an official form. Please acknowledge receipt of this message.

Records requested:

- List of open and closed permits on the property
- Property Survey
- Zoning applications/approvals
- Proof of decommissioned oil tank, DFT letter
- septic plans, as-built, repairs, septic reports and survey; and, if applicable, a septic survey showing the location of the decommissioned/abandoned septic tank, cesspool, and/or seepage pit.

Attached

Address: 275 S Lakehore Dr, MANAHAWKIN, NJ 08050
Lot: 14.02
Block: 72

Yours faithfully,

Nici Ten Hoeve

BOARD OF ADJUSTMENT
STAFFORD TOWNSHIP

RESOLUTION

WHEREAS, Zachariae Realty, Inc. of Manahawkin, New Jersey has applied to the Board of Adjustment of Stafford Township, for a variance pursuant to N.J.S.A.40:55 D-70 et. seq. concerning the property known as Block 72 Lot 14 being situate between Route 72 and Lakewood Drive-South in Manahawkin, New Jersey, and

WHEREAS, proof of service in accordance with the statute upon appropriate property owners and publication having been furnished, and

WHEREAS, the applicant and all parties in interest have been heard.

NOW THEREFORE, be it resolved this day of November 1982 that the findings of this Board for the reasons thereafter stated are as follows:

1. The property is located in an R 75 Residential area.
2. The applicant seeks to construct three (3) office buildings in conformance with exhibits presented in evidence on property approximately 1.7 acres.
3. The applicant intends to have access off of Route 72, by acquiring an easement from the State, as the frontage on Route 72 is owned by the State pursuant to the State Beautification Act.
4. The applicant has presented Richard Hall, Real Estate Appraiser, James Wilson, Licensed Architect and a Licensed Planner who provided testimony to the effect that Stafford Township is in need of a Professional Complex, that the Professional Complex will not impair the property values of the surrounding

residential area; that the Complex will not cause a devaluation of the property values in that area; that the Complex will preserve the neighborhood character and that the property is part of the Route 72 Community which the master plan perceives for commercial growth.

5. The objectors, testified, together with Thomas Guiliano, Professional Real Estate Appraiser, who testified that the jug-handle abutting the property would be congested, the Professional Center would devalue the real estate market in that area; that the Professional Center would detract from the residential character of the neighborhood.

6. Several members of the public testified against the project on the grounds that there are other areas in the Township where the applicant can construct his commercial complex; that the structure would detract from the neighborhood character; that the structure and the parking lot would provide a drawing point for the children and thereby endanger the children; that the property values would be decreased substantially by virtue of the Professional Center, and that the Professional Center is not part of the Route 72 neighborhood, but rather part of the residential neighborhood.

7. The Board found that the relief applied for cannot be granted, based upon the evidence presented, without substantial detriment to the public good and substantial impairment to the intent and purpose of the zone plan and the zoning ordinance.

BE IT FURTHER RESOLVED, that based upon the findings of the Board of Adjustment of the Township of Stafford, that

applicant's request for a variance to construct three (3) Professional Buildings is hereby denied.

I, Barbara Powers, secretary of the Board of Adjustment of the Township of Stafford, does hereby certify the above to be a True Copy of a Resolution adopted by the Zoning Board of Adjustment for the Township of Stafford on _____

Dated:

BARBARA POWERS
Secretary