

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

---

**RESOLUTION NO.: 2022-02  
VARIANCE APPLICATION NO.: 2021-25**

RE: VEKROC, LLC  
BLOCK 325.85, LOT 20  
37 Mirror Lake Drive  
Application for Bulk Variance

**WHEREAS,** VEKROC, LLC, whose mailing address is 130 Stage Road, 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 325.85, Lot 20, as shown on the Tax Map of the Township of Little Egg Harbor and otherwise known as 37 Mirror Lake Drive, Little Egg Harbor, New Jersey; and

**WHEREAS,** a public hearing was held on said application on December 8, 2021, in the Municipal Building of the Township of Little Egg Harbor and testimony was presented on behalf of the applicant and all interested parties having been heard; and

**WHEREAS,** said Board having considered said application and testimony of the applicant, 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 located on the south side of Mirror Lake Road on the lagoon. Of the entire 0.223-acre (9,718 sf) site, 6,894 sf is upland property, and 2,824 sf is located within the water. The site is currently developed with an existing bulkhead and the lot is surfaced with grass. The Applicant seeks variance relief to construct a 2-story single family dwelling with a garage, steps located in the front of the dwelling, a concrete walkway, and a concrete driveway.

3. The Applicant requires the following variance:

A. Maximum Lot Depth to Bulkhead §15-4.14F(b): The required minimum lot depth is 87 feet, whereas 55.67 feet is existing.

4. The Applicant requests no other bulk variances or waiver.

5. The Applicant further testified that there would be no detriment to the surrounding community by the granting of this variance relief which would, in applicant's opinion, constitute a benefit to the neighborhood without being inconsistent with the zone plan and zoning ordinances.

6. John Davison testified that he was concerned that the setback was not going to impede his view.

7. Alan Theory questioned the Applicant as to whether he understood what he had to do with the infiltration system.

8. 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.

**NOW, THEREFORE, BE IT RESOLVED**, by the said Board that on this 12<sup>th</sup> day of January, 2022, 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 the representations, plans and exhibits submitted with regard to the proposed development of the subject property and should further comply in all respects with the technical review letters as prepared by the Little Egg Harbor Township

Zoning Board of Adjustment Engineer dated November 15, 2021, a copy of which is annexed hereto and made a part hereof.

2. The Applicant is granted the following variances:

A. Maximum Lot Depth to Bulkhead §15-4.14F(b): The required minimum lot depth is 87 feet, whereas 55.67 feet is existing.

3. The Applicant testified that the runners and leaders will run into a French drain.

4. The Applicant testified that the driveway apron will be concrete.

5. Applicant will amend the survey to include a sign block and the 200 ft property owners.

6. Applicant will provide proof of taxes being paid.

7. The applicant shall further reimburse the Little Egg Harbor Township 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. This variance is subject to §15-3.11 of the Little Egg Harbor Township Land Use Development Ordinance. Construction or alteration shall commence on each and every structure permitted by the variances within one (1) year from the date of entry of this Resolution.

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 proposal should there be any substantial deviation from this Resolution or the submitted plans, documents, or oral representations made by this applicant.



---

EUGENE SULLIVAN, 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 December 8, 2021, as copied from the minutes of said meeting.



---

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