

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

**RESOLUTION NO.: 2023-08
VARIANCE APPLICATION NO.: 2023-04**

RE: BOGDANOWICZ, MIROSLAW
BLOCK 326.218, LOT 31
37 MARYLAND ROAD
Application for Bulk Variance

WHEREAS, MIROSLAW BOGDANOWICZ, whose mailing address is 2232 Andrea Drive, Bensalem, Pennsylvania 19020 has applied for relief pursuant to N.J.S.A. 40:55D-70(c) affecting premises located at Block 326.218, Lot 31, as shown on the Tax Map of the Township of Little Egg Harbor and otherwise known as 37 Maryland Road, Little Egg Harbor, New Jersey; and

WHEREAS, a public hearing was held on said application on April 12, 2023, 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 (PIQ) is located on the east side of Maryland Road and is a lagoon lot. The tract consists of 0.149 acres (6,498 sf), with 0.113-acres (4,942 sf) of the lot being upland property. The upland portion of the site is vacant, with the rear portion of the site being located within the lagoon improved with a vinyl bulkhead, pier and ramp that leads to a floating dock. The Applicant seeks variance relief to allow for construction of a new 3-story

single family dwelling with proposed 2nd and 3rd story rear decks. 3. The applicant requires the following variance:

3. The Applicant seeks the following variance approval:

A. Minimum Lot Depth – Bulkhead Lot §215-4.14F(1)(b): whereas, the required minimum lot depth is 87 FT and 77 FT is existing.

C. Applicant requests no other bulk variances or waivers.

4. The Applicant 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.

5. The Applicant was represented by Richard Visotcky, Esquire, Robert Shinn, Esquire appearing on behalf of the Applicant.

6. Ping Wang testified that he was concerned that the height and building would interfere with his view of the lagoon.

7. 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 10th day of May, 2023, 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 letter as prepared by the Little Egg Harbor Township Zoning Board of Adjustment Engineer dated March 29, 2022, a copy of which is annexed hereto and made a part hereof.

2. The Applicant is granted the following variance:

A. Minimum Lot Depth – Bulkhead Lot §215-4.14F(1)(b): whereas, the required minimum lot depth is 87 FT and 77 FT is existing.

3. The air conditioning unit location shall conform with the zoning code.

4. The builder shall make certain elevation to comply with flood requirements.

5. Applicant shall meet all conditions with flood, building and height codes and same shall conform with zoning requirements.

6. Applicant shall amend the survey, architectural plans, site plan and all other similar documents to comply with the recommendations of the Township Engineer.

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. 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.

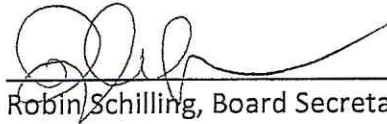
9. The applicant shall resubmit this entire proposal should there be any substantial deviation from this Resolution or the submitted plans, documents, or oral representations made by this applicant.



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 April 12, 2023, as copied from the minutes of said meeting.



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