

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

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**RESOLUTION NO.: 2023-12  
VARIANCE APPLICATION NO.: 2023-08**

RE: HENN & NARDINI CUSTOM HOMES, LLC  
BLOCK 324, LOT 3  
140 East Sail Drive  
Application for Bulk Variance

**WHEREAS**, HENN & NARDINI CUSTOM HOMES, LLC, whose mailing address is P.O. Box 369, West Creek, New Jersey 08092, has applied for relief pursuant to N.J.S.A. 40:55D-70(c) affecting premises located at Block 324, Lot 3, as shown on the Tax Map of the Township of Little Egg Harbor and otherwise known as 140 East Sail Drive, Little Egg Harbor, New Jersey; and

**WHEREAS**, a public hearing was held on said application on May 10, 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 south side of East Sail Drive and is a lagoon lot. The tract consists of 0.111-acres (4,845 sf), with 0.097-acres (4,228 sf +/-) of the lot being upland property. The upland portion of the site is mostly vacant with an existing shed in the northeast corner of the lot, which is proposed to be removed. The rear portion of the site being located within the lagoon improved with a wooden bulkhead and dock. The Applicant

seeks variance relief to allow for construction of a new 2-story single family dwelling with proposed rear deck.

3. The applicant requires the following variance:

A. **Minimum Lot Area §15-4.14F(1)(a)**: the minimum lot area (uplands) is 4,350 SF, whereas the existing lot has an uplands area of 4,228SF.

B. **Maximum Lot Depth §15-4.14F(1)(b)**: the required minimum lot depth is 87 feet, whereas the existing lot depth is 78,9 feet (measured at the midpoint of the lot).

C. **Maximum Building Coverage §15-4.14E(10)**: the maximum building coverage allowed is 30%, whereas the plan depicts a building coverage of 31.9%.

D. 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 Matthew J. Ceres, Esquire.

6. 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 14<sup>th</sup> day of June 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 April 24, 2023, a copy of which is annexed hereto and made a part hereof.

2. The Applicant is granted the following variances:

A. **Minimum Lot Area §15-4.14F(1)(a)** : the minimum lot area (uplands) is 4,350 SF, whereas the existing lot has an uplands area of 4,228SF.

B. **Maximum Lot Depth §15-4.14F(1)(b)** : the required minimum lot depth is 87 feet, whereas the existing lot depth is 78,9 feet (measured at the midpoint of the lot).

C. **Maximum Building Coverage §15-4.14E(10)** : the maximum building coverage allowed is 30%, whereas the plan depicts a building coverage of 31.9%.

3. Applicant testified that the grading has been completed allowing front run off to the street and back run off to the lagoon.

4. Applicant testified that said grading shall not drain or cause flooding into neighboring properties.

5. Applicant testified that he is aware that the street floods.

6. Applicant shall comply with all standards of the Township Ordinance including replacement of the bulkhead and flood requirements.

7. All leaders will be piped to the lagoon.

8. 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.

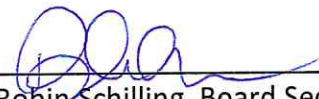
9. The applicant shall further secure any and all other necessary applications, permits or approvals and post any surety bonds that may be required by any other governmental agency.

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.

  
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Greg Leszega, Vice-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 May 10, 2023, as copied from the minutes of said meeting.

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