

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

**RESOLUTION NO.: 2023-13
VARIANCE APPLICATION NO.: 2021-24**

RE: FOR BLESSING, LLC
BLOCK 312, LOT 30
26 West Brig Drive
Application for Bulk Variance

WHEREAS, FOR BLESSING, LLC, whose mailing address is c/o Richard Kitrick, Esquire, 830 Radio 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 312, Lot 30, as shown on the Tax Map of the Township of Little Egg Harbor and otherwise known as 26 West Brig Drive, Little Egg Harbor, New Jersey; and

WHEREAS, the Applicant has exceeded the time limit for building and therefore a new application was required.

WHEREAS, a public hearing was held on said application on June 14, 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 is located on the north side of West Brig Drive on the lagoon. Of the entire 0.115-acre (5,000 sf) site, 3,982 sf is upland property and 1,018 is located within the

water. The site is currently developed with an existing bulkhead and dock as well as an existing concrete driveway and the lot is surfaced with grass. The Applicant seeks variance relief to construct a 2-story single family dwelling over parking with a rear deck, steps located within the side yard and a stone driveway.

Per Resolution 2013-12, memorialized June 11, 2013, Edward Geniton was granted variances for property that included existing lot area of 3,963 sf, existing lot depth of 79 feet, proposed side yard setback of 3.5 feet, proposed combined side yard setback of 7 feet and proposed lot coverage of 31.7%.

Per Resolution 2022-04, memorialized December 8, 2021, the Applicant was granted approval to construct a 2-story single-family dwelling, with parking underneath, a rear deck, steps located within the side yard and a stone driveway. The Applicant was granted variances for minimum lot area of 3,982 sf, lot depth of 79.6 feet, combined side yard setback of 11 feet and building coverage of 30.8%.

Per §215-3.11, the construction shall commence on each and every structure permitted by the variances within one year from the date of the resolution. Therefore, this approval expired on December 8, 2022.

3. The Applicant requires the following variances:

A. **Minimum Lot Area (Upland) §15-4.14F(a):** The required minimum lot area is 4,350 sf, whereas 3,982 sf is existing.

B. **Minimum Lot Depth to Bulkhead §15-4.14F(b):** The required minimum lot depth to bulkhead required is 87 ft. whereas 79.6 ft. is existing.

C. **Minimum Combined Side Yard Setback §15-4.14E(6):** the required minimum

combined side yard setback is 15 ft, where 11 ft is proposed.

D. **Maximum Building Coverage, Percent §15-4.14E(10)**: The required maximum building coverage is 30%, where 30.8% is proposed.

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

5. The Applicant was represented by Richard Kitrick, Esquire

6. 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.

7. No person appeared in opposition to the subject application.

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 12th day of July, 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 letters as prepared by the Little Egg Harbor Township Zoning Board of Adjustment Engineer dated June 8, 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 (Upland) §15-4.14F(a)**: The required minimum lot area is 4,500 sf, whereas 3,982 sf is existing.

B. **Minimum Lot Depth to Bulkhead §15-4.14F(b)**: The required minimum lot depth to bulkhead required is 87 ft. whereas 79.6 ft. is existing.

C. **Minimum Combined Side Yard Setback §15-4.14E(6)**: the required minimum combined side yard setback is 15 ft, where 11 ft is proposed.

D. **Maximum Building Coverage, Percent §15-4.14E(10)**: The required maximum building coverage is 30%, where 30.8% is proposed.

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.

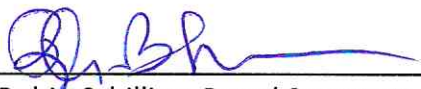
10. The applicant shall resubmit this entire proposal should there be any substantial deviation from this Resolution or the submitted plans, documents, or oral representations made by this applicant.



GREG LESZEGA, ~~Chairman~~ *Vice Chairman*
Little Egg Harbor Zoning Board of Adjustment *GL*

CERTIFICATION

The foregoing is a true copy of a memorializing resolution by said Board at its meeting of June 14, 2023, as copied from the minutes of said meeting.



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