

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

**RESOLUTION NO. 2024-11
VARIANCE APPLICATION NO. 2024-04**

RE: KRASNER, WILLIAM
117 NORTH ENSIGN DRIVE
Block 326.24, Lot 8
Application for Bulk Variance

WHEREAS, WILLIAM KRASNER, whose mailing address is 117 North Ensign Drive, in the Township of Little Egg Harbor, New Jersey, has applied for relief pursuant to N.J.S.A. 40:55D-70c(2), affecting premises located at Block 326.24, Lot 8, as shown on the Tax Map of the Township of Little Egg Harbor and otherwise known as 117 North Ensign Drive, in the Township of Little Egg Harbor, State of New Jersey; and

WHEREAS, a public hearing was held on said application on August 14, 2024, 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, testimony and exhibits submitted and inspection of the site, if any, 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 west side of North Ensign Drive, which is a lagoon lot. The tract consists of approximately 0.114 acres +/- (5,000 sf) with approximately 0.15 acres +/- (4,575 SF) of the lot being upland area. The site is currently improved with a one and one-half story dwelling along asphalt driveway, paver areas, frame shed as well as a bulkhead, frame dock and floating dock in the rear. The

applicant also is seeking variance relief from minimum rear yard setback to an accessory structure from a bulkhead as well as side yard setback to an accessory structure.

3. The applicant requires approval for the following existing non-conformities:

a. **Minimum Front Yard Setback §215-4.14E(4)**: The minimum front yard

setback allowed is 20 feet, whereas the existing dwelling has a front yard setback of 19.7 feet. This is an existing non-conforming condition; a variance may be required.

b. **Minimum Side Yard Setback §215-4.14E(5)**: The minimum side yard setback allowed is 5 feet, whereas the existing dwelling has a side yard setback of 4.8 feet. This is an existing non-conforming condition, a variance may be required.

4. Applicant requires the following variance approval:

a. **Minimum Rear Yard Setback - Accessory Use – Bulkhead Lot-Shed §215-4.14F(1)(d)**: No accessory structure shall be constructed closer than 15 feet to the bulkhead, whereas the existing shed is located approximately 7 feet from the bulkhead. A variance may be required.

b. **Minimum Side Yard Setback - Accessory Use – Rear Deck §215-4.14E(5)**: The minimum side yard setback allowed for an accessory structure is 5 feet, whereas the existing shed has a side yard setback of 2.2 feet. A variance may be required.

5. Applicant requests no other bulk variances or waivers.

6. Applicant provided testimony stating that the relief requested will not cause substantial detriment to the public good and will not substantially impair the intent and

purpose of the Zoning Plan or Zoning Ordinance, while enhancing the use, value and layout of the subject property.

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

8. Based upon the foregoing evidence, the Board makes the following findings:

9. 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 11th day of September, 2024, 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 all representations, plans and exhibits submitted with regard to the subject property and shall further comply in all respects with the technical review letter as prepared by the Little Egg Harbor Township Zoning Board of Adjustment Engineer dated July 1, 2024, a copy of which is annexed hereto and made a part hereof.

2. The applicant is granted approval for the following existing non-conformities:

a. **Minimum Front Yard Setback §215-4.14E(4)**: The minimum front yard setback allowed is 20 feet, whereas the existing dwelling has a front yard setback of 19.7 feet.

b. **Minimum Side Yard Setback §215-4.14E(5)**: The minimum side yard

setback allowed is 5 feet, whereas the existing dwelling has a side yard setback of 4.8 feet.

3. Applicant was granted the following variance approval:

a. **Minimum Rear Yard Setback - Accessory Use – Bulkhead Lot-Shed §215-4.14F(1)(d):** No accessory structure shall be constructed closer than 15 feet to the bulkhead, whereas the existing shed is located approximately 7 feet from the bulkhead.

b. **Minimum Side Yard Setback - Accessory Use – Rear Deck §215-4.14E(5):** The minimum side yard setback allowed for an accessory structure is 5 feet, whereas the existing shed has a side yard setback of 2.2 feet.

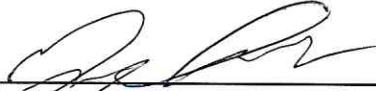
4. Applicant shall remove the fish cleaning station.

5. Applicant shall secure the shed in accordance with Building Rules and Regulations.

6. The applicant shall further reimburse the Township of Little Egg Harbor 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.

7. 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.

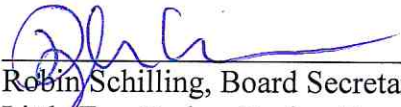
8. The applicant shall resubmit this entire application should there be any substantial deviation from this Resolution or the submitted plans, documents, or oral representations made by this applicant, his attorneys or other professionals.



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 August 14, 2024, as copied from the minutes of said meeting.



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