

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

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**DOCKET NO. 2024-06  
RESOLUTION NO. 2024-14**

RE: PANFILI, ANTHONY  
Block 324, LOT 8  
130 EAST SAIL DRIVE  
Little Egg Harbor, New Jersey 08087  
Application for a bulk variance

**WHEREAS**, ANTHONY PANFILI, whose mailing address is 130 East Sail Drive, 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 324, Lot 8, as shown on the Tax Map of the Township of Ocean and otherwise known as 130 East Sail Drive, in the Township of Little Egg Harbor, State of New Jersey; and

**WHEREAS**, such proof of service as may be required by the New Jersey Statutory Law and Township Ordinance requirements upon appropriate property owners and governmental bodies has been duly furnished; and

**WHEREAS**, a public hearing was held on said application on October 9, 2024, in the Municipal Building of the Township of Little Egg Harbor and testimony and exhibits were presented on behalf of the applicant, by Phil Panfili, 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 is on the southerly side of East Sail Drive and is a lagoon lot. The tract consists of 0.115-acres (5,000 sf), with 0.09-acres being upland property. The site contains a 1-story raised dwelling on pilings with an elevated first floor deck, stairs and landing on the westerly side of the dwelling. The rear portion of the site being located along the lagoon with a bulkhead. A floating wood dock is

dock is under construction. The Applicant seeks variance relief to permit the construction of an addition to the existing deck along the westerly side and a new deck at the rear of the building.

3. Applicant seeks the following existing non-conformity and variance approval:

A. Per §215-4.14F(1)(a): the minimum required lot area (upland) is 4,350 sf, whereas 4,198.5 sf is existing. A variance was granted per Resolution No. 2013-19.

B. Per §215-4.14F(1)(b): the minimum required lot depth for a bulkheaded lot is 87 ft, whereas 82.30 ft is existing. A variance was granted per Resolution No. 2013-19.

C. Per §215-4.14E(4): the minimum required front yard setback is 20 ft, whereas 19.9 ft is existing. The size of the dwelling indicated in the Resolution is 27.5 ft x 48 ft. The existing dwelling is 27.6 ft x 48 x 3 ft. A variance is required.

D. Per §215-4.14E(5): the minimum required side yard setback is 5 ft, whereas 4.9 ft is existing. The size of the dwelling indicated in the Resolution is 27.5 ft. x 48 ft. The existing dwelling is 27.6 ft x 48.3 ft. A variance is required.

E. Per §215-4.14F(1)(c): the minimum required rear yard setback for a bulkheaded lot is 15 ft. whereas the proposed elevated deck is 10.7 ft from the bulkhead. A variance is required.

4. Applicant is requesting that Paragraph 6 of Resolution No. 2013-19 be removed as the prior owner did install operable sliding glass doors.

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. Applicant was represented by Richard Kitrick, Esquire.

8. Jane and Joe Palandro spoke in favor of the application.

9. 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.

B. The proposed structure will not have a negative impact on light, air and open space to adjoining property.

**NOW, THEREFORE, BE IT RESOLVED**, by the said Board that on this 13<sup>th</sup> day of November, 2024, the application is hereby deemed approved, in accordance with the application and documents submitted by 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 under date of September 6, 2024, as prepared by the Township of Little Egg Harbor Board of Adjustment Engineer, a copy of which is annexed hereto and made a part hereof.

2. Applicant is granted the following existing nonconformity and variance approval as follows:

A. Per §215-4.14F(1)(a): the minimum required lot area (upland) is 4,350 sf, whereas 4,198.5 sf is existing. A variance was granted per Resolution No. 2013-19.

B. Per §215-4.14F(1)(b): the minimum required lot depth for a bulkheaded lot is 87 ft, whereas 82.30 ft is existing. A variance was granted per Resolution No. 2013-19.

C. Per §215-4.14E(4): the minimum required front yard setback is 20 ft, whereas 19.9 ft is existing. The size of the dwelling indicated in the Resolution is 27.5 ft x 48 ft. The existing dwelling is 27.6 ft x 48 x 3 ft. A variance is required.

D. Per §215-4.14E(5): the minimum required side yard setback is 5 ft, whereas 4.9 ft is existing. The size of the dwelling indicated in the Resolution is 27.5 ft. x 48 ft. The existing dwelling is 27.6 ft x 48.3 ft. A variance is required.

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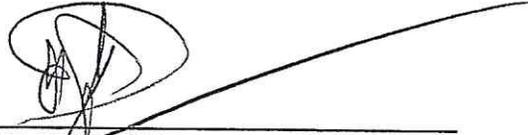
15 ft. whereas the proposed elevated deck is 10.7 ft from the bulkhead. A variance is required.

3. Paragraph 6 from Resolution 2013-19 shall be removed.

4. 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

5. 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.

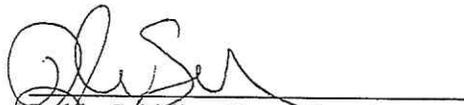
6. The applicant shall resubmit this entire application should there be any substantial deviation from this Resolution or the submitted plans, documents, or oral representations made by this applicant, his attorneys or other professionals.



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EUGENE F SULLIVAN  
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 October 9, 2024, as copied from the minutes of said meeting.



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