

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

**APPLICATION NO. 2024-10
RESOLUTION NO. 2025-07**

RE: DENISCO, AMALIA
Block 325.305, Lot 8
14 South Miami Drive
Little Egg Harbor, New Jersey 08087
Application for a bulk variance

WHEREAS, AMALIA DENISCO, whose mailing address is 14 South Miami 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 325.305, Lot 8, as shown on the Tax Map of the Township of Ocean and otherwise known as 14 South Miami 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 January 8, 2025, in the Municipal Building of the Township of Little Egg Harbor and testimony and exhibits were 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 westerly side of South Miami Drive and is a lagoon lot. The tract consists of 0.12 acres (5,250 sf), with 0.117-acres (5,105 sf) being upland property. The site contains a 1-story raised dwelling on piling with an elevated first floor covered porch, stairs and landing on the easterly side of the dwelling; and an elevated first floor covered deck and covered porch, stairs and landing on the westerly side of the dwelling. The rear portion of the site being located along the lagoon with a bulkhead, dock, ramp and a floating wood dock. The Applicant seeks variance relief to permit the existing non-conforming condition of the roof over the rear deck which increases the maximum building coverage to 37%, where 30% is permitted.

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

A. Per §215-4.14E(10): the maximum permitted building coverage is 30%, whereas 37% is existing. A variance is required.

4. Applicant requests the following Waiver:

A. Applicant requests a waiver with respect to the need for a concrete driveway apron.

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. Howard Schertzer 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 5TH day of February, 2025, 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 December 17, 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 §215-4.14E(10): the maximum permitted building coverage is 30%, whereas 37% is existing.

3. Applicant is granted the following Waiver:

A. Applicant requests a waiver with respect to the need for a concrete driveway apron.

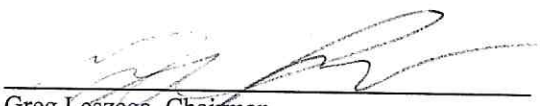
4. Applicant shall obtain all necessary building permit and comply with all code regulations.

5. Applicant shall not enclose the rear deck.

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, 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 January 8, 2025, as copied from the minutes of said meeting.



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