

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

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**RESOLUTION NO.: 2025-11  
VARIANCE APPLICATION NO.: 2025-01**

RE: Michael and Diane Mastronardy  
Block 83, Lot 4  
610 Thomas Avenue  
Application for Use Variance

**WHEREAS,** Michael and Diane Mastronardy, whose mailing address is 18 Swain Avenue, Toms River, New Jersey 08755, has applied for relief pursuant to N.J.S.A. 40:55D-70(d) affecting premises located at Block 83, Lot 4, as shown on the Tax Map of the Township of Little Egg Harbor and otherwise known as 610 Thomas Avenue, Little Egg Harbor, New Jersey; and

**WHEREAS,** a public hearing was held on said application on April 9, 2025 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 property in question (PIQ) is located on the south side of Thomas Avenue. The site consists of Block 83 Lot 4, containing 1.68 acres located in the GB – General Business Zone. The lot is currently undeveloped. The Applicant seeks a “d-1” use variance approval to construct a single-family dwelling with a detached garage and proposed driveway. The dwelling is proposed to be serviced with a septic system and potable well. The Applicant requests relief from §215-4.19A, where a single-family dwelling is not a permitted use in the General Business Zone.

2. The applicant requires the following variances:

A. The Applicant requests variance relief under N.J.S.A. 40:55-D-70(d) (commonly referred to as a “Use” variance) to construct a single-family dwelling with a detached garage in the General Business Zone.

3. The Applicant provided testimony 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.

4. The Applicant was represented by Robert G. Shinn, Esquire.

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

A. The applicant has demonstrated that the requested use 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 May, 2025, based upon the findings herein above stated, the application is hereby granted subject to the following conditions, together with all stipulations of the applicant and has provided evidence of hardship:

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 March 14, 2025, a copy of which is annexed hereto and made a part hereof.

2. The Applicant is granted the following variances:

A. A "d-1" Use Variance to allow for the construction of a single-family dwelling with a detached garage in the General Business Zone, which is not a permitted use. The house shall comply with the height ordinance.

3. Applicant shall comply with the conditions contained in the Township Engineer's letter dated March 14, 2025.

4. Applicant shall install a concrete apron at the end of the driveway.

5. 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.


6. 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.

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

  
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**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 April 9, 2025, as copied from the minutes of said meeting.

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