

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

**APPLICATION NO. 2025-04
RESOLUTION NO. 2025-13**

RE: KOURY, DAVID J.
Block 325.51, Lot 84
24 Lake Superior Drive
Little Egg Harbor, New Jersey 08087
Application for a bulk variance

WHEREAS, DAVID J. KOURY whose mailing address is 24 Lake Superior 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 325.51, Lot 84 as shown on the Tax Map of the Township of Ocean and otherwise known as 24 Lake Superior 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 May 14, 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 northerly side of Lake Superior Drive

and is a lagoon lot. The tract consists of 0.115 acres (5,000 sf). The upland area of the property is not indicated. The site contains a 1-story elevated dwelling with an attached 2-car garage, covered front porch and a rear wood deck with patio below, a concrete driveway, concrete walkway, a shed, a fence, and stone lawn area. The Applicant seeks variance relief to install a 12 ft x 18 ft oval above ground pool at 10 ft from the existing bulkhead, whereas no accessory structure shall be constructed closer than 15 ft to the bulkhead per §215-4.14F(1)(d). The proposed improvements include a ladder with a lock and a pool filter.

3. Applicant seeks the following variance approval:

A. **Per §215-4.14F(1)(D)**: no accessory structure shall be constructed closer than 15 ft to the bulkhead, whereas 10 ft is proposed. A variance is required.

4. Applicant requests no other bulk variances or waivers.

5. 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.

6. 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.

C. The maximum lot coverage proposed is de minimus and a variance will be

required for same.

NOW, THEREFORE, BE IT RESOLVED, by the said Board that on this 11th day of June, 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 April 1, 2025, 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 variance approval as follows:

A. **Per §215-4.14F(1)(D)**: no accessory structure shall be constructed closer than 15 ft to the bulkhead, whereas 10 ft is proposed. A variance is required.

B. The maximum lot coverage proposed is de minimis. A variance is required.

3. Applicant shall provide the Engineer with a Certificate that state that the pool will not affect the integrity of the bulkhead.

4. Applicant will either obtain a permit for the shed or relocate the shed so that it complies with Township regulations.

5. There shall be no change to the grading.

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 May 14, 2025, as copied from the minutes of said meeting.



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