

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

**RESOLUTION NO. 2025-14
VARIANCE APPLICATION NO. 2025-06**

RE: AR CONSTRUCTION SERVICES, LLC
14 Maryland Drive
Block 326.218, Lot 56
Application for Bulk Variance

WHEREAS, AR CONSTRUCTION SERVICES, LLC whose mailing address is 14 Maryland 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 326.218, Lot 56, as shown on the Tax Map of the Township of Little Egg Harbor and otherwise known as 14 Maryland Drive, in the Township of Little Egg Harbor, State of New Jersey; and

WHEREAS, a public hearing was held on said application on June 11, 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, 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 Maryland Road on the lagoon. The site contains 0.15 acre (6,500 sf). The upland acreage is 5,591.35 sf. As per Google Earth, the site is vacant. The Applicant seeks variance relief to construct a single-family dwelling with a covered front and rear porch.

3. The applicant requires approval for the following variance approval:

a. Minimum Lot Depth – Bulkhead Lot §215-4.14F(1)(b): The required minimum lot depth to a bulkhead is 87 ft, whereas 86 ft is existing.

b. Minimum Rear Yard Setback - Bulkhead Lot-Dwelling (Covered Porch) §215-4.14F(1)(c): The required minimum rear yard setback from the dwelling to a bulkhead is 15 ft, whereas the covered porch is 14.63 ft.

c. Maximum Building Coverage, Percent §215-4/15E(10): The maximum building coverage permitted is 30%, whereas 40.9% is proposed.

4. Applicant requested a variance for the A/C platform not to exceed 3 feet from the house.

5. Applicant was represented by Richard Kitrick, Esquire.

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:

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.

NOW, THEREFORE, BE IT RESOLVED, by the said Board that on this 9th day of July, 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:

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 May 28, 2025, a copy of which is annexed hereto and made a part hereof.

2. The applicant is granted the following variance approval:

a. **Minimum Lot Depth – Bulkhead Lot §215-4.14F(1)(b)**: The required minimum lot depth to a bulkhead is 87 ft, whereas 86 ft is existing.

b. **Minimum Rear Yard Setback - Bulkhead Lot-Dwelling (Covered Porch) §215-4.14F(1)(c)**: The required minimum rear yard setback from the dwelling to a bulkhead is 15 ft, whereas the covered porch is 14.63 ft.

c. **Maximum Building Coverage, Percent §215-4/15E(10)**: The maximum building coverage permitted is 30%, whereas 40.9% is proposed.

d. The A/C platform shall not exceed 3 ft from the house.

3. Applicant shall provide a grading plan indicating drainage either to the road or the rear of the property.

4. Applicant shall comply with the conditions contained in the Township Engineer's letter dated May 28, 2025, specifically Paragraph F.

5. The Applicant shall use permeable material for the driveway.

6. Applicant shall construct a concrete apron.

7. Applicant shall have the bulkhead replaced in July.

8. Runoff shall drain to either the lagoon in the rear of the property or to the street in the front of the property.

9. 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.

10. 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.

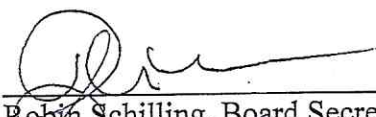
11. The applicant shall resubmit this entire application should there be any substantial deviation from this Resolution or the submitted plans, documents, or oral representations made by this applicant, his attorneys or other professionals.



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 June 11, 2025, as copied from the minutes of said meeting.



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