

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

**RESOLUTION NO. 2025-15
VARIANCE APPLICATION NO. 2025-08**

RE: JER-Z GROUP, LLC.
28 West Navasink Drive
Block 325.104, Lot 37
Application for Bulk Variance

WHEREAS, JER-Z GROUP, LLC, whose mailing address is 112 Giffordtown Lane, Unit 210, Little Egg Harbor, New Jersey, has applied for relief pursuant to N.J.S.A. 40:55D-70c(2), affecting premises located at Block 325.104, Lot 27, as shown on the Tax Map of the Township of Little Egg Harbor and otherwise known as 28 West Navasink Drive, in the Township of Little Egg Harbor, State of New Jersey; and

WHEREAS, a public hearing was held on said application on September 3, 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 within the Special Flood Hazard Area. According to the current FEMA Map the structure is located within an AE Flood Zone with a Base Flood Elevation (BFE) of AE 8.0 feet and a Design Flood Elevation (DFE) of 11.0 feet. According to the Preliminary FEMA Map, the structure is located within an AE Flood Zone with a Base Flood Elevation (BFE) of AE 10.0 feet and a Design Flood Elevation (DFE) of 13.0 feet. According to the Elevation Certificate

provided for the structure under construction, the first floor elevation of 14.95 ft is compliant, however, the HVAC unit installed on the ceiling of the lower enclosure is at a non-compliant elevation of 12.45 ft. The Applicant was required to install the existing HVAC system with a freeboard of 3 feet or more, whereas the HVAC system was installed with a freeboard of 2.45 feet above the Preliminary BFE.

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

a. **§185-13B(1)**: The required freeboard of 3 feet.

4. Applicant was represented by Gregory Hock, Esquire, and Joseph Coronato, Jr., appearing.

5. Applicant's Engineer, Michael Goldstein, P.E., 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. No person appeared in opposition to the subject application.

7. 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 8th day of October, 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 August 15, 2025, a copy of which is annexed hereto and made a part hereof.

2. The applicant is granted the following variance approval:

A. **§185-13B(1)**: The required freeboard of 3 feet.

3. 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.

4. 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.

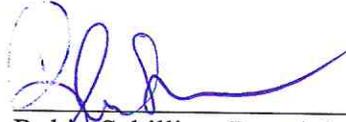
5. The applicant shall resubmit this entire application should there be any substantial deviation from this Resolution or the submitted plans, documents, or oral representations made by this applicant, his attorneys or other professionals.



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 September 3, 2025, as copied from the minutes of said meeting.



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