

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

**DOCKET NO. 2025-09
RESOLUTION NO. 2025-16**

RE: OAK HILL GENERAL CONTRACTORS, LLC
Block 190.03, Lot24
20 Cable Drive
Little Egg Harbor, New Jersey 08087
Application for a bulk variance

WHEREAS, OAK HILL GENERAL CONTRACTORS, LLC, whose mailing address is 56 Walnut Street, 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 190.03, Lot 24, as shown on the Tax Map of the Township of Ocean and otherwise known as 20 Cable 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 October 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 southerly side of Cable Drive. The

site contains 0.83 acres. A dwelling is currently under construction. The Applicant seeks a bulk variance for the new dwelling. The Applicant indicates that a mistake was made when setting the corners or the stake being moved which resulted in a front yard setback of 47.4 ft for one of the corners of the structure when 50 ft is required.

3. Applicant seeks the following variance approval:

A. Per §215-4.7F: the required minimum front yard setback is 50 ft, whereas 47.4 ft is an as-built condition. 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. 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 12th day of November, 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 August 18, 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 §215-4.7F: the required minimum front yard setback is 50 ft, whereas 47.4 ft is an as-built condition.

3. Applicant is granted the following Waiver:

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

4. Applicant shall comply with all Township Engineer letters.

5. 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

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



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