

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

**DOCKET NO. 2025-16
RESOLUTION NO. 2026-08**

RE: ARCHIE KALEZIC (BAMMK, LLC)
Block 326.215, Lot 38
38 Kansas Road
Little Egg Harbor, New Jersey 08087
Application for a bulk variance

WHEREAS, ARCHIE KALEZIC, whose mailing address is 38 Kansas Road, 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 326.215, Lot 38, as shown on the Tax Map of the Township of Ocean and otherwise known as 38 Kansas Road, 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 March 11, 2026, 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 Kansas Road and is a lagoon lot. The tract consists of 0.15 acres (6,646.7 sf). The upland area of the property is not indicated; however, it appears that almost the entirety of the site is upland property. The site contains a 2-story raised dwelling with a front deck and 2 rear decks, a pool, a brick walk and driveway, a wood fixed pier, a ramp, a vinyl personal watercraft floatation and a bulkhead.

As indicated on the final as-built plan, an attached platform for the generator and AC units was constructed at a height of approximately 10 ft with a side yard setback of 2 ft.

The Applicant seeks variance relief to legalize the location of the generator on an existing attached platform for the generator and AC units which is located in the side yard setback of 2 ft, whereas 5 ft is required per §214.14E(5).

3. Applicant seeks the following existing non-conforming/variance approval:

A. **Per §215-4.14E(5):** the minimum required side yard setback is 5 ft; whereas 2 ft is existing.

B. **Per §215-4.14E(6):** the minimum required combined side yard setback of 15 ft, whereas it appears that less has been provided. A variance may be required.

C. **Per §215-4.14E(10):** the maximum permitted building coverage is 30%, whereas 31.3% is existing. A variance may be 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. Applicant was represented by Kevin Quinlan, Esquire.

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.

B. The proposed generator location 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 8th day of April, 2026, 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 November 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 non-conforming/variance approval as follows:

A. **Per §215-4.14E(5)**: the minimum required side yard setback to the generator is 5 ft; whereas 2 ft is existing.

B. **Per §215-4.14E(10)**: the maximum permitted building coverage is 30%, whereas 31.3% is existing.

3. Applicant will not have anything on the platform other than the 2 existing a/c units


and one generator.

4. Applicant shall comply with the building code with respect to the location of the generator.

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.

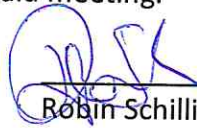
7. The applicant shall resubmit this entire application should there be any substantial deviation from this Resolution or the submitted plans, documents, or oral representations made by this applicant, his attorneys or other professionals.



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 March 11, 2026, as copied from the minutes of said meeting.



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