

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

**RESOLUTION NO. 2026-10
VARIANCE APPLICATION NO. 2026-02**

RE: DAVID HILL
15 West Brig Drive
Block 313, Lot 9
Application for Bulk Variance

WHEREAS, DAVID HILL, whose mailing address is 28 Walker Lane, Waretown, New Jersey, has applied for relief pursuant to N.J.S.A. 40:55D-70c(2), affecting premises located at Block 313, Lot 9, as shown on the Tax Map of the Township of Little Egg Harbor and otherwise known as 15 West Brig Drive, in the Township of Little Egg Harbor, State of New Jersey; and

WHEREAS, a public hearing was held on said application on May 13, 2026, 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 southerly side of West Brig Drive and is a lagoon lot. The tract consists of 0.10 acres (4,500 sf) and is within the R-50 – Residential Zone. The upland area of the property is not indicated; however, it appears that the site may not meet the required upland area. The site is currently vacant with the exception of an existing bulkhead.

The Applicant is proposing to construct a proposed 2-story single-family dwelling on piles, a rear-covered deck and patio, concrete sidewalk, and a paved driveway. The site is to be serviced by public water and public sanitary sewer. The existing bulkhead to remain.

The site is located within the flood hazard area and is within the AE-8 flood zone per the current effective flood map and within the AE-10 flood zone per the preliminary flood map.

3. The applicant requires the following variance approval:

a. **Per §215-4.14F(1)(b) Minimum Lot Depth – Bulkhead Lot**: The required minimum lot depth to a bulkhead is 87 ft, whereas 80.5 FT is proposed

b. **Per §215-4.14F(1)(a)**: the required minimum upland lot area is 4,350 sf, whereas the upland area is not shown on the plan. **A variance may be required.**

4. Applicant requested the following Waiver:

a. Per §15-11.8B(1)(a) street trees are required to be provided 30 ft and 5 ft apart along the street frontage in conjunction with all development, whereas none have been provided.

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. 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 10th day of June, 2026, 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 April 12, 2026, a copy of which is annexed hereto and made a part hereof.

2. The applicant is granted the following variance approval:

a. **Per §215-4.14F(1)(b) Minimum Lot Depth – Bulkhead Lot**: The required minimum lot depth to a bulkhead is 87 ft, whereas ±80.5 FT is proposed

b. **Per §215-4.14F(1)(a)**: the required minimum upland lot area is 4,350 sf, whereas 4.000 sf is proposed.

3. The applicant was granted the following Waiver:

a. Applicant was granted a Waiver for the street trees.

4. Applicant shall comply with the conditions contained in the Township Engineer's letter dated April 12, 2026.

5. Applicant shall comply with all regulations of the Township Zoning Ordinance.

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 13, 2026, as copied from the minutes of said meeting.



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