



**TOWNSHIP OF LITTLE EGG HARBOR
ZONING BOARD OF ADJUSTMENT**

**APPLICATION & APPEAL
PART A**

Use additional sheets if necessary.

Applicant's Name: Samy Gerges

Applicant's Telephone Number: [REDACTED]

Applicant's E-mail Address: [REDACTED]

Applicant's Street Address: [REDACTED] Leonardo, NJ 07737

Applicant is an (check one): Individual ☒ Corporation ☐ Partnership ☐ LLC ☐ Other (describe) _____

Owner's Name: Samy Gerges & Elizabeth Gerges

Owner's Telephone Number: [REDACTED]

Owner's Mailing Address: [REDACTED] Leonardo, NJ 07737

Relationship of Applicant to Owner (check all that apply): Same ☒ Tenant ☐ Agent ☐

Contract Purchaser ☐ Other (describe): _____

Location of Property which is the subject of this Application or Appeal:

Tax Map Reference (Block & Lot):

Block 326.18
Lot 25

Block 326.24
Lot 1.01

Street Address: 1079 Radio Road, Little Egg Harbor Township, New Jersey

Zoning District for the Subject Property: Waterfront Development Zone
(For example: R50, R200, GB)

Lot Size: Irregular Lot Area: 12,884.7 sq. ft.

Indicate and Describe any Structures Presently Situated on the Property: _____

Residential dwelling.

(For example: Shed, Barn, Detached Garage or Residential Dwelling)

State the Present Use of any Structures Noted Above: Existing 2 story duplex dwelling.

PART B

REASON FOR THE APPLICATION OR APPEAL (This Information is Required):

- _____ Appeal to the Zoning Board of Adjustment where it is alleged that there is error in any order, requirement, decision or refusal made by the administrative officer based on or made in the enforcement of the land use ordinance. [N.J.S.A. 40:55D-70(a.)]
- _____ Request that the Zoning Board of Adjustment render a decision upon the interpretation of the land use ordinance or zoning map. [N.J.S.A. 40:55D-70(b.)]
- _____ Request that the Zoning Board of Adjustment render a decision upon a special question(s) where the board is authorized to do so by ordinance. [N.J.S.A. 40:55D-70(b.)]
- X _____ Request or appeal to the Zoning Board of Adjustment for a "hardship variance". [N.J.S.A. 40:55D-70(c.) (1)]
- _____ Request or appeal to the Zoning Board of Adjustment for a variance under the "substantial benefit" provisions of N.J.S.A. 40:55D-70(c.) (2).
- X _____ Request or appeal to the Zoning Board of Adjustment for a "special reasons" variance. [N.J.S.A. 40:55D-70(d.)] If you checked this item please read carefully and choose from the following options:
- X _____ (d.) (1). Variance to permit a use or principal structure in a zoning district restricted against such use or principal structure (commonly known as an "use variance").
- _____ (d.) (2). Variance to permit expansion of a nonconforming use.
- _____ (d.) (3). Variance to permit deviation from a specification or standard pertaining to a conditional use pursuant to N.J.S.A. 40:55D-67.
- _____ Other: (d.) (4) _____ (d.) (5) _____ (d.) (6) _____
- _____ Request that the Zoning Board of Adjustment direct the issuance of a permit pursuant to N.J.S.A. 40:55D-34 for a building or structure in the bed of a mapped street or public drainage way, flood control basin or public area reserved pursuant to N.J.S.A. 40:55D-32. [N.J.S.A. 40:55D-76 (a.) (1)]
- _____ Request that the Zoning Board of Adjustment direct the issuance of a permit for a lot lacking street frontage. [N.J.S.A. 40:55D-76 (a.) (2)]
- _____ Request that the Zoning Board of Adjustment issue a Certificate of Nonconformity for a nonconforming use or structure. [N.J.S.A. 40:55D-68]

PART C

To be completed only if applicant is seeking a "D" variance together with site plan, subdivision and/or conditional use approvals from the Zoning Board of Adjustment. Otherwise proceed directly to Part D below.

SUBDIVISION APPROVAL:

_____ Minor Subdivision

_____ Preliminary Major Subdivision

_____ Final Major Subdivision

Number of Lots to be Created: _____ Number of Proposed Dwelling Units: _____

SITE PLAN APPROVAL:

_____ Minor Site Plan Approval

_____ Site Plan Approval (Preliminary)
_____ Phases (if applicable)

_____ Site Plan Approval (Final)

_____ Amendment or Revision to Site Plan
_____ Phases (if applicable)

Area to be disturbed: _____ Number of Proposed Dwelling Units: _____

Request for waiver from site plan review and approval _____

CONDITIONAL USE APPROVAL: Request for conditional use approval (N.J.S.A. 40:55D-67J) _____

PART D

This section will provide Zoning Board of Adjustment members and the professional staff with important background information related to the relief you are seeking. This information is required. Please answer each and every question which applies to your application in full and with as much detail as possible.

1. Describe in clear, concise and general terms the nature of the relief you are seeking and/or the proposed use of the premises:

The property is currently occupied by a 2-story duplex dwelling on Lot 25, Block 326.18. The applicant seeks approval to continue the use of the (2) single family uses on Lot 25, Block 326.18.

2. Identify which section(s) of the land use ordinance from which you are seeking relief:

Section 215-4.24A.

3. Setbacks of the proposed structure: 20.3'(Radio Rd) Front 16.4' Rear 5.1' Side

4. Percentage of building coverage of the proposed structure 17.2'(Playhouse Rd) 20.5 %.

5. Has there been any previous appeal, request or application for relief to this or any other municipal board or the Construction Official involving these premises? YES _____ NO x

If yes, state the nature, date and the disposition of said matter:

6. Supply a statement of facts showing why relief can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan and land use ordinance. Use additional sheets if necessary.

Existing Use located generally between larger multi-family properties and single family properties.

7. What are the exceptional conditions of property preventing you from complying with the land use ordinance?

8. Are there any existing or proposed deed restrictions, covenants, easements, or association by-laws affecting the premises? YES _____ NO x If yes, please describe and attach copies.

9. Public Water? YES x NO _____ Public Sanitary Sewer? YES x NO _____

10. Are you proposing a well and/or septic system? YES _____ NO x

11. Are all taxes and/or assessments due on the property paid in full YES x NO _____

PART E

Please provide the following:

1. Applicant's Attorney with Address, Telephone & E-mail:
Erica Edwards, Esq.

47 East Main Street Bldg. 2

Flemington, NJ 08822

908-782-2700

2. Applicant's Engineer with Address, Telephone & E-mail:
Jason M. Marciano, PE, PP East Coast Engineering, Inc.

508 Main Street Toms River, NJ 08753

732-244-3030

jason.marciano@eceinc.net

3. Applicant's Planner with Address, Telephone & E-mail:
Jason M. Marciano, PE, PP East Coast Engineering, Inc.

508 Main Street Toms River, NJ 08753

732-244-3030

jason.marciano@eceinc.net

4. List the Names, Addresses, Telephone Numbers, and E-mail of any expert who will submit a report or who will testify for the applicant:
G3C Architects 139 East Sail Drive Little Egg Harbor, NJ 08087 267-972-8885

CERTIFICATIONS

I, Samy Gerges, being duly sworn according to law hereby certifies that the information presented in this application is true and accurate. I further certify that I am the individual applicant, or that I am an officer of a corporate applicant and that I am authorized to sign the application for the corporation, or that I am a general partner of a partnership applicant, or that I am an authorized person for any other form of business entity. [If the applicant is a corporation the certification must be signed by an authorized corporate officer. If the applicant is a partnership the certification must be signed by a general partner.]

Sworn to and subscribed before me this

SECOND day of DECEMBER 2025
(DATE) (MONTH) (YEAR)

Dustin L. Gibson
NOTARY PUBLIC
DUSTIN L. GIBSON
Notary Public, State of New Jersey
Comm. # 50081921
My Commission Expires 05/04/2028

(Signature of Applicant)

II. I, Samy Gerges & Elizabeth Gerges, hereby certify that I am the owner of the property which is the subject of this application, that I have authorized the applicant to make this application, and that I agree to be bound by the application, the representations made herein or during this proceeding, and the final decision in the same manner as if I were the applicant. [If the owner is a corporation the certification must be signed by an authorized corporate officer. If the owner is a partnership the certification must be signed by a general partner.]

Sworn to and subscribed before me this

SECOND day of DECEMBER 2025
(DATE) (MONTH) (YEAR)

Dustin L. Gibson
NOTARY PUBLIC

DUSTIN L. GIBSON
Notary Public, State of New Jersey
Comm. # 50081921
My Commission Expires 05/04/2028

(Signature of Owner)

III. A search of municipal property tax records for Block ^{Block 326.18}
^{Lot 25} _____, Lot(s) ^{Block 326.24}
^{Lot 1.01} _____
maintained in the Office of the Tax Assessor of Little Egg Harbor Township confirms
Samy Gerges & Elizabeth Gerges
to be the owner(s) of record.

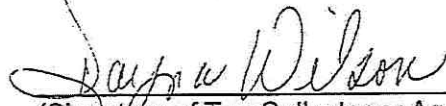
DATE: _____


(Signature of Tax Assessor or Agent)

IV. All taxes and/or special assessments, if any, for Block ^{Block 326.18}
^{Lot 25} _____, Lot(s) _____
^{Block 326.24}
^{Lot 1.01} _____ on the subject property or properties have been paid.

Taxes on both lots paid to 12/31/25

DATE: 12/2/25


(Signature of Tax Collector or Agent)

V. I understand that an escrow account is established to reimburse the municipality's cost of professional services including engineering planning, legal, and other expenses associated with the review of the submitted materials and publication of the decision by the Zoning Board of Adjustment. Sums not utilized in the review process shall be returned. I further understand that should additional escrow funds be deemed necessary as this application proceeds, I will be responsible for adding the additional funds to the escrow account before the review process continues.

DATE: _____

(Signature Applicant)

Block 326.18
Lot 25

Block 326.24
Lot 1.01

(Signature of Tax Assessor or Agent)

Block 326.18
Lot 25

Block 326.24
Lot 1.01

(Signature of Tax Collector or Agent)

DATE:

12/2/25

(Signature Applicant)

AFFIDAVIT OF NON-COLLUSION

STATE OF NEW JERSEY :

SS:

COUNTY OF OCEAN:

Samy Gerges (Applicant / Affiant), being duly sworn

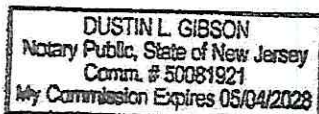
according to law, upon his or her oath, hereby deposes and says:

1. I am the applicant in connection with an application filed with the Little Egg Harbor Township Zoning Board of Adjustment pertaining to Block Block 326.18 Lot 25 Lot(s) Block 326.24 Lot 1.01 as shown on the Little Egg Harbor Township Tax Map; and

2. There has been no collusion between the undersigned affiant and any members of the Little Egg Harbor Township Zoning Board of Adjustment or any other employee or official of Little Egg Harbor Township with regard to the subject application or appeal.

Subscribed and sworn to
before me this SECOND
day of DECEMBER, 2025

Dustin L. Gibson
Notary Public of New Jersey




Signature
Please print name below

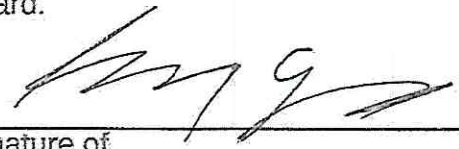
SAMY GERGES

**TOWNSHIP OF LITTLE EGG HARBOR
BOARD OF ADJUSTMENT
APPLICANT(S) CERTIFICATION(S)**

SITE INSPECTION CONSENT

Samy Gerges hereby give permission to the Members of the Board of Adjustment of the Township of Little Egg Harbor, and its authorized representatives, consultants and other Township Officials, to enter onto the premises located at 1079 Radio Road, Little Egg Harbor Township for the purposes of evaluation of the application for development presently pending before that Board.

12/2/25
Date


Signature of
Applicant/Owner/Representative

SAMY GERGES
PRINT NAME HERE