

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

**RESOLUTION NO. 2024-10
VARIANCE APPLICATION NO. 2024-02**

RE: LAWRENCE ANDERSON AND STEPHANIE HUNTZINGER
112 EAST BOAT DRIVE
Block 322, Lot 26
Application for Bulk Variance

WHEREAS, LAWRENCE ANDERSON AND STEPHANIE HUNTZINGER,
whose mailing address is 112 East Boat Drive Drive, in the Township of Little Egg
Harbor, New Jersey, has applied for relief pursuant to N.J.S.A. 40:55D-70c(2), affecting
premises located at Block 322, Lot 26, as shown on the Tax Map of the Township of
Little Egg Harbor and otherwise known as 112 East Boat Drive, in the Township of Little
Egg Harbor, State of New Jersey; and

WHEREAS, a public hearing was held on said application on July 10, 2024, 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 south side of East Boat Drive,
which is a lagoon lot. The tract consists of approximately 0.144-acres +/- (5,000 sf), with
approximately 0.096-acres +/- (4,183.50 sf) of the lot being upland area. The site is
currently improved with a one-story dwelling along with a bulkhead, dock (currently
under construction) and floating dock along the rear of the property. The applicant also

is seeking variance relief from minimum lot depth in conjunction with the construction of a two-story single family dwelling with a proposed wood deck and concrete driveway.

3. The applicant requires approval for the following existing non-conformities:

a. **Minimum Lot Area (Upland) §215-4.14F(1)(a)**: The minimum lot area allowed is 4,350 SF, whereas the existing lot is 4,183.5 SF (based upon lot depth of 83.67'). This is an existing non-conforming condition; a variance may be required.

b. **Minimum Lot Depth – Bulkhead Lot §215-4.14F(1)(b)**: The minimum lot depth allowed 87 feet, whereas the existing lot is 83.67 feet in depth. This is an existing non-conforming condition, a variance may be required.

4. Applicant requires the following variance approval:

a. **Minimum Rear Yard Setback - Accessory Use – Bulkhead to Shed §215-4.14F(1)(d)**: No accessory structure shall be constructed closer than 15 feet to the bulkhead, whereas the existing shed is located approximately 1.5 feet from the bulkhead. A variance may be required.

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.

7. Based upon the foregoing evidence, the Board makes the following findings:

8. 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 14th day of August, 2024, 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 June 24, 2024, a copy of which is annexed hereto and made a part hereof.

2. The applicant is granted approval for the following existing non-conformities:

a. **Minimum Lot Area (Upland) §215-4.14F(1)(a)**: The minimum lot area allowed is 4,350 SF, whereas the existing lot is 4,183.5 SF (based upon lot depth of 83.67'). This is an existing non-conforming condition.

b. **Minimum Lot Depth – Bulkhead Lot §215-4.14F(1)(b)**: The minimum lot depth allowed 87 feet, whereas the existing lot is 83.67 feet in depth.

3. Applicant withdrew his application for the shed as same has been removed and a variance is not required. Applicant testified that no accessory structure will be constructed.

4. Applicant shall update his survey to show the removal of the shed and other items required under the Engineer's letter dated June 24, 2024.

5. Applicant acknowledges that the road does flood.

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.

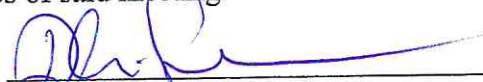
8. The applicant shall resubmit this entire application should there be any substantial deviation from this Resolution or the submitted plans, documents, or oral representations made by this applicant, his attorneys or other professionals.



EUGENE F SULLIVAN, 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 July 10, 2024, as copied from the minutes of said meeting.



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