RESOLUTION OF MEMORILIZATON THE LITTLE EGG HARBOR
TOWNSHIP BOARD OF ADJUSTMENT
THE APPLICATION FOR BULK VARIANCE

RESOLUTION NO.: 2025-08
VARIANCE APPLICATION NO.: 2022-08

RE: SEASIDE CAPITAL, LLC
        BLOCK 315, LOT 1
        1 WEST BOAT DRIVE
        Application for Bulk Variance

WHEREAS, Seaside Capital, LLC, whose mailing address is P.O. Box 676, Lakewood, New

Jersey 08701, has applied for relief pursuant to N.J.S.A. 40:55D-70(c) affecting premises located

at Block 315, Lot 1, as shown on the Tax Map of the Township of Little Egg Harbor and

otherwise known as 1 West Boat Drive, Little Egg Harbor, New Jersey; and

WHEREAS, a public hearing was held on said application on December 14, 2022 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;

WHEREAS, said Board having denied the application, which the Applicant filed a

Prerogative Writ challenging the denial;

WHEREAS, The Honorable Francis R. Hodgson, Jr., A.J.S.C. ordered on the 6th day of

February, 2025 that the Board shall approve the Application pursuant to the conditions agreed

upon by the Applicant, a copy of said Order is attached to this resolution; and

WHEREAS, said Board having considered said application and Order, makes the

following findings:

1. The property in question (PIQ) is located at the southwest intersection of West Boat

Drive and Radio road on a lagoon. The tract consists of 0.099-acres (4,350 sf), with 0.086-acres

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(3,733 sf) of the site being upland property.   The site is currently developed with an existing

frame shed as well as a bulkhead located in the rear of the property opposite West Boat Drive

The Applicant seeks variance relief to allow for construction of a new single-family dwelling on

an undersized lot with additional bulk variances.

The Applicant had also requested variances to allow a front yard setback from Radio

Road of 9.98 feet, where 20 feet is required, rear setback to the dwelling from the bulkhead of

12.58 feet where 15 feet is required, rear setback to the proposed deck from the bulkhead of

5.29 feet, where 15 feet is required and also to allowing building coverage of 33.99%, where

30% is allowed.

2. Applicant seeks approval of all existing nonconformance as follows;

a. Per §15-4.14F(1)(a) the required minimum upland lot area is 4,350 SF, whereas

the existing upland lot area is 3,733 SF.

b. Per §15-4.14E(2) the required minimum lot width is 50 feet, whereas the existing

lot width is 40.58 feet.

3.   Applicant seeks variance approval as follows:

a. Per §15-4.14E(4) the required minimum front yard setback is 20 feet, whereas the

proposed front yard setback from Radio Road is 11.15 feet to the covered porch.

b. Per §15-4.14E(10) the maximum allowable building coverage is 30%, whereas

the proposed building coverage is 31.99%.

c. Per §15-4.14F(1)(d) the required rear setback from the bulkhead for an accessory

structure is 15 feet, whereas the proposed deck has a rear setback of 12.58 feet.

4. The Applicant testified that there would be no detriment to the surrounding

community by the granting of this variance relief which would, in applicant's opinion, constitute a benefit to the neighborhood without being inconsistent with the zone plan and zoning ordinances.

5. The Applicant agrees to be bound by the revised house in accordance with past testimony and concessions contained in the Applicant's brief.

6. The Applicant was represented by Kevin Quinlan, Esquire.

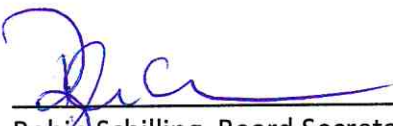7. Based upon the foregoing evidence, the Board makes the following findings:

NOW THEREFORE, BE IT RESOLVED, by the said Board that on this 12th day of March, 2025 based upon the findings herein above stated, the application is hereby approved.

GREG LESZEGNA, 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 12, 2025 as copied from the minutes of said meeting.

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

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