

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

**APPLICATION NO. 2025-17
RESOLUTION NO. 2025-18**

RE: LIGHTHOUSE PROPERTY ACQUISITIONS, LLC
Block 323, Lot 18
109 East Sail Drive
Little Egg Harbor, New Jersey 08087
Application for a bulk variance

WHEREAS, LIGHTHOUSE PROPERTY ACQUISITIONS, LLC, whose mailing address is 158 Parkertown 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 323, Lot 18, as shown on the Tax Map of the Township of Ocean and otherwise known as 109 East Sail Drive, 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 December 10, 2025, 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 north side of East Sail Drive and is a

lagoon lot. The tract consists of 0.114 acres (5,000 sf) with an upland area of 4,289.55 sf. The site is currently undeveloped with the exception of a block border and a bulkhead. The Applicant seeks variance relief to permit the construction of a future single-family dwelling on a lot where the minimum lot depth has not been met. Per §214-4.14F(1)(b) the minimum lot depth to a bulkhead is 87 ft, whereas 85.60 ft is existing.

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

A. **Per §215-4.14(1)(a):** the minimum required upland lot area is 4,350 sf, whereas 4,289.55 is existing. A variance may be required.

B. **Per §215-4.14(1)(b):** The minimum required lot depth to a bulkhead is 87 ft, whereas 84.60 ft 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 Richard Kitrick, 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 structure 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 14th day of

January, 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 existing non-conforming/variance approval as follows:

A. **Per §215-4.14(1)(a)**: the minimum required upland lot area is 4,350 sf, whereas 4,289.55 is existing.

B. **Per §215-4.14(1)(b)**: The minimum required lot depth to a bulkhead is 87 ft, whereas 84.60 ft is existing.

4. Applicant shall submit a grading plan to the Township Construction Office and to the Zoning Board of Adjustment Engineer.

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 December 10, 2025, as copied from the minutes of said meeting.



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