

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

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**APPLICATION NO. 2025-20  
RESOLUTION NO. 2026-09**

RE: HEATHER E. AND SARAH M. WIDTH-SYSOL  
Block 282, Lot 1.36  
12 Kara Court  
Little Egg Harbor, New Jersey 08087  
Application for a bulk variance

**WHEREAS**, HEATHER E. AND SARAH M. WIDTH-SYSOL, whose mailing address is 12 Kara Court, 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 282, Lot 1.36 as shown on the Tax Map of the Township of Ocean and otherwise known as 12 Kara Court, 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 March 11, 2026, 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 southerly side of the cul-de-sac along Kara Court. The tract consists o 0.239-acres (10,405 sf) in the R-150 Zone. The site contains a 2-story dwelling with an attached 2-car garage, covered front porch and a rear grade level deck, a wood deck, and a screen porch, an asphalt driveway, concrete walkway, fencing, and a retaining wall.

In 2021, by memorialization of Zoning Board Resolution No. 2021-08, the Applicant was granted bulk variance relief of 8.3 ft to the deck steps, whereas 25 ft is required, and 8.4 ft to the screened porch, whereas 25 ft is required.

The Applicant seeks variance relief to install an 18 ft x 32 ft in-ground pool at 5 ft to the side property line whereas 10 ft is required and 1.7 ft to the rear property line, whereas 10 ft is required per §214-4.9E(8). The proposed improvements include a 3ft concrete coping on 2 sides of the pool, a retaining wall and a pool filter

3. Applicant seeks the following variance approval:

A. **Per §215-4.8F(5)(a)8**: the minimum accessory side yard setback is 10 ft, whereas 5 ft is proposed to the in-ground pool no accessory structure shall be constructed closer than 15 ft to the retaining wall, whereas 10 ft is proposed.

B. **Per §215-4.8F(5)(a)8**: the minimum accessory rear yard setback is 10 ft, whereas 1.7 ft is proposed to the in-ground pool.

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 8<sup>th</sup> day of April, 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 January 26, 2026, 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 variance approval as follows:

A. **Per §215-4.8F(5)(a)8**: the minimum accessory side yard setback is 10 ft, whereas 5 ft is proposed to the in-ground pool no accessory structure shall be constructed closer than 15 ft to the retaining wall, whereas 10 ft is proposed.

B. **Per §215-4.8F(5)(a)8**: the minimum accessory rear yard setback is 10 ft,

whereas 1.7 ft is proposed to the in-ground pool.

3. Applicant shall remove the all wood fencing on the property and replace with a new fence which will comply with Township Ordinance/Code.

4. The fencing around the pool shall comply with Township Ordinance/Code as well.

5. Applicant shall rebuild the retaining wall which shall comply with Township Ordinance/Code.

6. Applicant will not backwash the pool into the retention basin.

7. Applicant shall remove any encroachment onto Block 282, Lot 1.27.

8. Applicant shall supply a sub-grading plan.

9. The covered concrete section in the basin lot shall be removed.

10. 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

11. 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.

12. 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.

  
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**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 March 11, 2026, as copied from the minutes of said meeting.



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