

# **LITTLE EGG HARBOR TOWNSHIP ZONING BOARD**

**665 Radio Road  
Little Egg Harbor, NJ 08087**

## **Minutes of Meeting Held On April 9, 2025**

1. Meeting called to order at 7:00 p.m. by Chairman Leszega.
2. Reading of the Sunshine Law & Notice of Public Meeting.
3. FLAG SALUTE
4. ROLL CALL:

PRESENT Chairman Greg Leszega, Vice-Chairman, Suzanne Musto-Carrara, Barbara Sterner, Arlene Keenan, Steve Clanton, Frank Colandrea, Kimberly Robinson, William Stenger & John Greco

ABSENT was Louis Mankowski & William Hollingsworth, Jr.

### **APPEARING FOR THE PROFESSIONALS:**

Debra Rumpf, Esquire of Rumpf Law, Zoning Board Attorney  
James Oris, PE, PP, CME, CFM, CPWM of Remington & Vernick,  
Zoning Board Engineer

### **5. APPROVAL OF MINUTES -**

A motion to approve the minutes of the meeting of March 12, 2025 was made by Ms. Sterner, seconded by Ms. Carrara. Roll Call:

Sterner – Yes	Keenan – Yes	Robinson – Abstain	
Clanton – Yes	Colandrea – Yes	Carrara – Yes	Leszega - Yes

### **6. RESOLUTIONS OF MEMORIALIZATION:**

- A. Resolution #2025-09  
Anchor Family Healthcare, LLC – Application #2025-03  
960 Radio Road  
Block 325.24, Lot 1.04  
Interpretation of Use

After Ms. Rumpf read Resolution #2025-09 into the record, a motion to memorialize Resolution 2025-09 was made by Mr. Colandrea, seconded by Ms. Sterner. Roll Call:

Sterner – Yes	Keenan – Yes	Robinson – Abstain	
Clanton – Yes	Colandrea – Yes	Carrara – Yes	Leszega - Yes

- B. Resolution #2025-10  
AVB Real Estate, LLC – Application #2023-11A  
1310 North Green Street  
Block 78, Lot 3  
Final Site Plan Approval

After Ms. Rumpf read Resolution #2025-10 into the record, a motion to memorialize Resolution 2025-10 was made by Mr. Clanton, seconded by Ms. Keenan. Roll Call:

Sterner – Yes  
Clanton – Yes

Keenan – Yes  
Colandrea – Yes

Robinson – Abstain  
Carrara – Yes

Leszega - Yes

**7. OLD BUSINESS:**

N/A

**8. NEW BUSINESS:**

- A. Application #2025-01  
Michael & Diane Mastronardy  
610 Thomas Avenue  
Block 83, Lot 4  
Use Variance

*Ms. Keenan stepped down from the dais due to a prior work relationship with the applicant and Mr. Stenger became a voting member.*

Robert Shinn, Esquire for the applicants. Mr. Shinn stated that applicant wishes to build a residence on land that they own, which is in the GB Zone. Sworn in applicants' engineer, Jeff Daum. Mr. Daum stated that the applicants wish to build a residence with a garage on their 1.6 acre lot that faces Thomas Avenue. Mr. Daum stated that there are neighboring residences and all setback requirements will be met. He testified that Thomas Avenue is primarily a residential street, and this lot happens to fall closer to Route 539, which in the Scenic Gateway Overlay Zone / GB Zone. This use is much lower impact than a commercial use and will only have a 6% lot coverage and possess no substantial detriment to the area and an appropriate use of the property. Mr. Oris reviewed his letter dated March 14, 2025. Mr. Oris stated that the applicants will exceed the residential setback requirements. The applicants agreed to provide a concrete driveway apron if the driveway is not paved.

A motion to open to the public was made by Ms. Sterner, seconded by Mr. Clanton. All aye. There being no public wishing to comment, on a motion by Ms. Sterner, seconded by Mr. Colandrea, the application was closed to the public. All aye.

There being no additional testimony or questions, on a motion by Mr. Colandrea, seconded by Mr. Stenger, application #2025-01 was approved. Roll Call:

Sterner – Yes  
Clanton – Yes

Stenger – Yes  
Colandrea – Yes

Robinson – Yes  
Carrara – Yes

Leszega - Yes

*Ms. Keenan returned to the dais.*

**9. CORRESPONDENCE:**

None

**10. OPEN TO THE PUBLIC:**

A motion to open to the public was made by Ms. Sterner, seconded by Mr. Colandrea. All aye. There being no public wishing to comment, on a motion by Ms. Sterner, seconded by Mr. Colandrea, the meeting was closed to the public. All aye.

**11. CLOSED SESSION:**

N/A

**12. PAYMENT OF VOUCHERS:**

After being reassured that all voting members had an opportunity to personally review the individual voucher requests and having questions, if any answered to their satisfaction, the following vouchers were presented for payment:

A payment of \$3,185.00 to Remington, Vernick & Vena Engineers,  
a payment of \$354.80 to Rumpf Law, PC,  
a payment of \$100.00 to Robin Schilling as the board's recording secretary.

A motion to approve payment of vouchers was made by Ms. Sterner, seconded by Mr. Clanton.  
Roll Call:

Sterner – Yes  
Clanton – Yes

Keenan – Yes  
Colandrea – Yes

Robinson – Yes  
Carrara – Yes

Leszega - Yes

**13. BOARD DISCUSSION / COMMENTS:**


The Chairman discussed items being brought up and discussed for applications last minute or at the end of the meeting. Encouraged the board to ask for more information in needed.

**14. ADJOURNMENT:**

The meeting was adjourned.

Respectfully submitted,

  
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Robin Schilling,  
Zoning Board Recording Secretary

  
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Greg Leszega, Chairman  
Township of Little Egg Harbor  
Zoning Board