

LITTLE EGG HARBOR TOWNSHIP ZONING BOARD

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

Minutes of Meeting Held On May 14, 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, William Hollingsworth, Jr., Steve Clanton, Frank
Colandrea,

ABSENT were Louis Mankowski, Kimberly Robinson, William Stenger & John
Greco

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 April 9, 2025 was made by Ms.
Sterner, seconded by Mr. Clanton. Roll Call:

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

6. RESOLUTIONS OF MEMORIALIZATION:

- A. Resolution #2025-11
Michael & Diane Mastronardy
Application #2025-01
610 Thomas Avenue / Block 83, Lot 4
Use Variance

Ms. Rumpf read Resolution #2025-11 into the record. On a motion by Ms. Sterner,
seconded by Ms. Carrara. Roll Call:

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

7. OLD BUSINESS:

N/A

8. NEW BUSINESS:

- A. Application #2025-02
Barbara Russell
135 Briarwood Drive / Block 282, lot 6.109
Bulk Variances

Robert Douriet and Barbara Russell were sworn in. Ms. Russell provided a summary of her application, setting forth she wished to construct a raised 10x38 deck in her rear yard. The rear yard is sloped, so it isn't really usable. The property behind the residence is common space owned by the HOA. A letter of approval from the Cranbury Creek HOA was part of the application. Mr. Oris reviewed his letter dated March 24, 2025, wherein Mr. Oris agreed to waive some of the technical aspects as the plan submitted since it was a by homeowner plan. There is no proposed changes to the drainage on sight. The Chairman asked if there will be any privacy fencing or wall on the deck, which there will not be. The deck will have an open railing system. Ms. Rumpf went over the hardships with the board. Ms. Keenan asked for clarification on the property to the rear of the site, which cannot be developed. There will be an area so that you can walk around the deck.

A motion to open to the public was made by Ms. Sterner, seconded by Ms. Carrara. All aye.

David Cordiano (sworn in) – Mr. Cordiano is applicant's neighbor and also has a rear deck. Mr. Cordiano has no issue with the proposed deck.

On a motion by Ms. Sterner, seconded by Mr. Hollingsworth, the meeting was closed to the public. All aye.

There being no additional testimony or questions, on a motion by Ms. Carrara, seconded by Mr. Clanton, application #2025-02 was approved. Roll Call:

Sterner – Yes	Keenan – Yes	Hollingsworth – Yes	Clanton – Yes
Colandrea – Yes	Carrara – Yes	Leszega – Yes	

- B. Application #2025-04
David J. Koury
24 Lake Superior Drive / Block 325.51, Lot 84
Bulk Variances

Sworn in applicant, David Koury. Applicant wishes to install a 12x18 above ground pool at his primary residence and requires a rear yard setback variance to the bulkhead. Mr.

Koury stated that due to the chemicals and debris in the lagoon, it is not safe for his family to swim in the lagoon. Marked as Exhibits A1-A4 were photographs of the lagoon. Mr. Koury stated that the location of the pool will not adversely affect the water view of his neighbors. The Chairman asked about the existing shed on applicant's property. Mr. Koury stated that the shed was there when he purchased the house. Applicant will check to see if the shed was permitted with the construction office. If there is no shed permit, the applicant would be required to bring it into compliance, or apply for a variance for its location. Mr. Oris reviewed the engineering letter dated April 1, 2025. The pool cannot be moved closer to the residence since there is a concrete pad and pilings for the raised deck. The pool filter will be located 15 feet from the bulkhead. The applicant is required to provide confirmation that the bulkhead can support the additional weight of the pool. There will be no change to the site grading. Mr. Oris discussed the building coverage of the site and suggested that if the board wishes to grant a lot coverage variance for the additional impervious coverage they could. If applicant is required to have a CAFRA, he will comply. Ms. Keenan asked if there was a hot tub under the deck, which there is. Applicant stated there is adequate room between the hot tub and the door and he did obtain all necessary permits/inspections for the hot tub. The chairman asked the applicant to describe the pool, which will be 52 inches in height, made from brown steel with a vinyl rail and lockable ladder. No deck will be added to the pool.

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

There being no additional testimony or questions, on a motion by Mr. Hollingsworth, seconded by Mr. Clanton, application #2025-04 was approved. Roll call:

Sterner – Yes	Keenan – Yes	Hollingsworth – Yes	Clanton – Yes
Colandrea – Yes	Carrara – Yes	Leszega – Yes	

9. CORRESPONDENCE:

None

10. OPEN TO THE PUBLIC:

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

11. BOARD DISCUSSION / COMMENTS:

None

12. CLOSED SESSION:

N/A

13. 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 \$4,802.50 to Remington, Vernick & Vena Engineers,
a payment of \$1,521.72 to Rumpf Law, PC,
a payment of \$100.00 to Robin Schilling as the board's recording secretary.

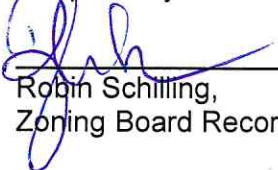
A motion to approve payment of vouchers was made by Mr. Clanton, seconded by Ms. Keenan. Roll Call:

Sterner – Yes	Keenan – Yes	Hollingsworth – Yes	Clanton – Yes
Colandrea – Yes	Carrara – Yes	Leszega – Yes	

14. ADJOURNMENT:

A motion to adjourn the meeting was made and seconded.

Respectfully submitted,



Robin Schilling,
Zoning Board Recording Secretary



Greg Leszega, Chairman
Township of Little Egg Harbor
Zoning Board