

LITTLE EGG HARBOR TOWNSHIP ZONING BOARD

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

Minutes of Meeting Held On June 11, 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-Chairwoman Suzanne Musto-Carrara, Barbara Sterner, Arlene Keenan, William Hollingsworth, Jr., Frank Colandrea & William Stenger

ABSENT was Steve Clanton Louis Mankowski, Kimberly Robinson & 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 May 14, 2025 was made by Ms. Carrara, seconded by Mr. Stenger. Roll Call:

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

6. RESOLUTIONS OF MEMORIALIZATION:

- A. Resolution #2025-12
Barbara Russell
Application #2025-02
135 Briarwood Drive / Block 282, lot 6.109
Bulk Variances

Ms. Rumpf read Resolution #2025-12 into the record. On a motion by Mr. Hollingsworth, seconded by Ms. Sterner, Resolution #2025-12 was approved. Roll Call:

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

- B. Resolution #2025-13
David J. Koury
Application #2025-04
24 Lake Superior Drive / Block 325.51, Lot 84
Bulk Variances

Ms. Rumpf read Resolution #2025-13 into the record. On a motion by Mr. Hollingsworth, seconded by Ms. Sterner, Resolution #2025-13 was approved. Ms. Rumpf stated that Mr. Daum's letter regarding the bulkhead should be attached to the signed Resolution. Roll Call:

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

7. OLD BUSINESS:

None

8. NEW BUSINESS:

- A. Application #2025-06
AR Construction Services, LLC
14 Maryland Drive
Block 326.218, Lot 56
Bulk Variances

Richard Kitrick, Esquire for the applicant. Applicant wishes to build a single family home with covered porches and requires a Variance from the maximum building coverage for same. Sworn in, applicant, Andrew Rotman. Mr. Rotman is also the owner of AR Construction Services. The residence will be applicant's summer and future retirement home. There is a pre-existing, non-conformity of lot depth to the bulkhead of 86 feet, where 87 feet is required. Applicant will amend his application to include a lot depth variance. Marked as Exhibit A-1 was a color rendering of applicant's home with covered porches to support their need for same on this home. Sworn in applicant's finance, Linda Hughes. Ms. Hughes stated that she is retiring in January, 2026 and has worked nights for numerous years and both her and Mr. Rotman need to stay out of the sun. She believes the covered areas are in character with the neighborhood and will be no detriment. Applicant agreed to provide a concrete driveway apron with some type of permeable driveway. Mr. Oris reviewed his letter dated May 28, 2025. Mr. Oris stated that the lot has a unique configuration. Applicant testified that he has applied for a CAFRA permit and the bulkhead and dock will be replaced in July. Mr. Oris discussed the location of the AC unit and the possible need for a Variance for same.

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

There being no further testimony, on a motion by Ms. Carrara, seconded by Mr. Hollingsworth, application #2025-06 was moved for approval, with the conditions agreed upon. Roll Call:

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

9. CORRESPONDENCE:

None

10. OPEN TO THE PUBLIC:

A motion to open to the public was made by Mr. Hollingsworth, seconded by Ms. Sterner. All aye. There being no public wishing to comment, on a motion by Mr. Hollingsworth, seconded by Ms. Sterner, 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 \$8,865.00 to Remington, Vernick & Vena Engineers,
a payment of \$1,004.86 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. Hollingsworth, seconded by Ms. Sterner. Roll Call:

Sterner – Yes
Colandrea – Yes

Keenan – Yes
Stenger – Yes

Hollingsworth – Yes
Carrara – Yes

Leszega – Yes

14. ADJOURNMENT:

A motion to adjourn was made at 7:42 p.m.

Respectfully submitted,



Robin Schilling,
Zoning Board Recording Secretary



Greg, Leszega, Chairman
Township of Little Egg Harbor
Zoning Board