

LITTLE EGG HARBOR TOWNSHIP ZONING BOARD

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

Minutes of Meeting Held On July 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-Chairwoman Suzanne Musto-Carrara, Barbara Sterner, Arlene Keenan, Louis Mankowski, Frank Colandrea & William Stenger

ABSENT were William Hollingsworth, Jr., Steve Clanton, Kimberly Robinson & John Greco

5. **APPROVAL OF MINUTES -**

A motion to approve the minutes of the meeting of June 11, 2025 was made by Ms. Carrara, seconded by Ms. Keenan. Roll Call:

Sterner – Yes	Keenan – Yes	Mankowski – Abstain	Stenger – Yes
Colandrea – Yes	Carrara – Yes	Leszega - Yes	

6. **RESOLUTIONS OF MEMORIALIZATION:**

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

A motion to memorialize Resolution 2025-14 was made by Ms. Carrara, seconded by Ms. Sterner. Roll Call:

Sterner – Yes	Keenan – Yes	Mankowski – Abstain	Stenger – Yes
Colandrea – Yes	Carrara – Yes	Leszega - Yes	

7. **OLD BUSINESS:**

N/A

8. **NEW BUSINESS:**

- A. Application #2025-07
Proctor Properties, LLC
Interpretation Review of Floodplain Administrator's Denial
59 West Anchor Drive
Block 311, Lot 35

A motion to carry application #2025-07 was made by Ms. Carrara, seconded by Ms. Sterner. Roll Call:

Sterner – Yes	Keenan – Yes	Mankowski – Yes	Stenger – 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. Mankowski. All aye. There being no public wishing to comment, on a motion by Ms. Sterner, seconded by Ms. Carrara, the meeting was closed to the public. All aye.

11. BOARD DISCUSSION / COMMENTS:

N/A

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) a payment of \$2,142.50 to Remington, Vernick & Vena Engineers; (b) a payment of \$693.00 to Rumpf Law, PC; and (3) a payment of \$100.00 to Robin Schilling as the board's recording secretary.

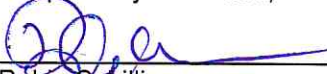
A motion to approve payment of vouchers was made by Mr. Mankowski, seconded by Ms. Carrara. Roll Call:

Sterner – Yes	Keenan – Yes	Mankowski – Yes	Stenger – Yes
Colandrea – Yes	Carrara – Yes	Leszega - Yes	


14. ADJOURNMENT:

The meeting was adjourned at 7:06 p.m.

Respectfully submitted,



Robin Schilling,
Zoning Board Recording Secretary



Greg Leszega, Chairman
Township of Little Egg Harbor
Zoning Board