

# **LITTLE EGG HARBOR TOWNSHIP ZONING BOARD**

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

## **Minutes of Meeting Held On August 13, 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, Barbara Sterner, Arlene Keenan, William Hollingsworth, Jr., Steve Clanton, Kimberly Robinson & William Stenger

ABSENT was Suzanne Musto-Carrara, Frank Colandrea, Louis Mankowski & John Greco

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

Debra Rumpf, Esquire of Rumpf Law, Zoning Board Attorney  
Pam Hilla of Remington & Vernick, Zoning Board Engineer

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

A motion to approve the minutes of the meeting of July 9, 2025 was made by Ms. Sterner, seconded by Ms. Keenan. Roll Call:

Sterner – Yes	Keenan – Yes	Hollingsworth – Abstain
Clanton – Abstain	Robinson – Abstain	Stenger – Yes                      Leszega - Yes

### **6. RESOLUTIONS OF MEMORIALIZATION:**    None

### **7. OLD BUSINESS:**    None

### **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

Tara Vargo, Esquire for the applicant. Applicant is appealing the zoning officer's denial of a zoning permit and flood plain permit. Ms. Vargo provided some information on the township's adoption of Chapter 185 as it pertains to this application and information backing her client's appeal that the zoning officer did not calculate the 50% substantial damage to the property. Marked as Exhibit A-1 was a blown up the FEMA calculation for damages. Marked as Exhibit A-2 was a blown up copy of FEMA's allowable costs. Sworn in applicant, Jesse Proctor, and

applicant's appraiser, Joseph D'Onofrio, who provided his background. Mr. Proctor provided an overview of his permitting process with the township. There was discussion on the timeline of when permits were issued and denied and when the applicant was made aware of the flood plain permit requirement. Marked as Exhibit A-3 was a blown up list of applicant's improvement expenditures, which Ms. Vargo reviewed with the applicant and showed what was allowable and what was not per FEMA. Ms. Hilla stated that she believes the bulkhead is an allowable part of the calculation, but Ms. Vargo argued that it is not. There was discussion on what some of the entries covered as they were somewhat general. The chairman asked about HVAC and electric as they did not appear to be on this list. Ms. Sterner asked if there were any repairs done to the walls, in which the applicant stated only painting. Ms. Hilla asked for a timeline of when the improvements started. Marked as Exhibit A-4 was a blown up section of the NJ Floodplain Administrator's Guide Book regarding market value. The applicant had an appraisal done to challenge the township's value of the structure. Mr. D'Onofrio explained that he did a retrospective appraisal based on his interview with the applicant. He also did a "regular" appraisal. Ms. Keenan asked if the property was damaged by Super Storm Sandy? Ms. Vargo stated that she did an OPRA to the township and no Letter of Substantial Damage was provided. There was additional discussion on the costs of the improvements, as the applicant was unclear on what was included. The chairman stated that he feels the application should be carried to allow the applicant to provide a detailed list of improvements made and the cost of same.

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

John Edmunds – Dr. Edmunds recommended that the board look at the full appraisal

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

Ms. Vargo agreed to carry the application to the September 3, 2025 meeting. On a motion by Ms. Sterner, seconded by Mr. Hollingsworth, this application was carried to the September 3, 2025 meeting with no additional notice required. Roll Call:

Sterner – Yes  
Clanton – Yes

Keenan – Yes  
Robinson – Yes

Hollingsworth – Yes  
Stenger – 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 public present wishing to comment, on a motion by Ms. Sterner, seconded by Mr. Hollingsworth, the meeting was closed to the public. All aye.

**11. BOARD DISCUSSION / COMMENTS:**

The board secretary reminded the board that the September meeting is the first Wednesday (September 3, 2025) of the month instead of the second.

**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: (1) a payment of \$1,342.50 to Remington, Vernick & Vena Engineers, and (2) 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. Hollingsworth. Roll Call:

Sterner – Yes  
Clanton – Yes

Keenan – Yes  
Robinson – Yes


Hollingsworth – Yes  
Stenger – Yes

Leszega - Yes

**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