

LITTLE EGG HARBOR TOWNSHIP ZONING BOARD

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

Minutes of Meeting Held On September 3, 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, Frank Colandrea, Kimberly Robinson & William Stenger

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

APPEARING FOR THE PROFESSIONALS:

Debra Rumpf, Esquire of Rumpf Law, Zoning Board Attorney
James Oris of Remington & Vernick, Zoning Board Engineer

5. APPROVAL OF MINUTES -

A motion to approve the minutes of the meeting of August 13, 2025 was made by Ms. Sterner, seconded by Mr. Hollingsworth. Roll Call:

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

6. RESOLUTIONS OF MEMORIALIZATION: None

7. OLD BUSINESS:

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

(continued from 8-13-2025)

For the records, Mr. Colandrea will not be voting on this application, as he was not at the prior meeting.

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 a summary of the prior meeting's testimony. Ms. Vargo stated that her client went through the receipts and costs back to February, 2023. Mr. Oris and some of the board members had concerns that they were not provided with this information prior to tonight's meeting to allow them to review the information. Mr. Proctor stated they were told to bring the documents to the meeting. Marked as Exhibit A-5 was a revised list of expenses. Ms. Rumpf went line by line with the applicant to determine what each

expense was and if it could be considered attributable to the substantial damage calculation. Ms. Robinson asked if cabinets, appliances and the electrical panel was replaced. The applicant was not certain if the cabinets and electrical were replaced. Mr. Oris stated that the board is getting more questions than answers and suggested that the application be carried and be provided with detailed information two weeks prior to the next meeting for everyone to review. Ms. Vargo requested that the appraiser be allowed to testify and answer questions since he was present. Sworn in Joseph D'Onofrio. Mr. D'Onofrio went over the two methods used in preparing a retrospective appraisal. He determined that the range value for the structure was \$124,540 - \$144,549. Ms. Keenan asked if it could be lower than the range. There was discussion if the condition of the structure was used or only depreciation. Mr. D'Onofrio stated he was provided information by Mr. Proctor and never was on site. Mr. Oris stated that FEMA does accept the assessed value as an acceptable value to be used, but Ms. Vargo disagreed. Mr. Oris asked if the flood elevation was taken into consideration when the appraisal was done.

On a motion by Ms. Sterner, seconded by Ms. Clanton, application #2025-07 was carried to the October 8, 2025, with no additional notice required. Applicant agreed to waive any time limitations of the board. The board requested that Mr. D'Onofrio be available for the next meeting, in case there were more questions for him. Roll Call:

Sterner – Yes
Robinson – Yes

Keenan – Yes
Stenger – Yes

Hollingsworth – Yes
Leszega - Yes

Clanton – Yes

8. NEW BUSINESS:

- A. Application #2025-08
Jer-Z Group, LLC
28 West Navisink Drive
Block 325.104, Lot 37

For the record, Ms. Keenan lives within 200 feet of the subject site and stepped down from the dais.

Joseph Coronato, Jr. for the applicant. The applicant is requesting a Variance for the required freeboard of 3 feet. Sworn in Michael Goldstein, applicant's engineer. The structure is within the Special Flood Hazard Area and is compliant in all aspects except for the HVAC unit. Mr. Oris asked if any consideration was given for re-distributing or flood proofing, but all duct work was done when the issue was brought to applicant's attention during an inspection in June. Even if flood proofing was done, a Variance would be needed. Mr. Oris discussed the need to inform a future buyer as this may impact their insurance. He also stated that the Flood Plain Administrator would have to send the buyer a letter. Mr. Goldstein and Mr. Oris discussed the engineering review letter dated August 15, 2025. The Chairman asked if there were any other negative impacts to a future buyer. The structure is above base flood elevation, any insurance increase is thought to be minimal. Mr. Oris discussed the township's Community Rating and feels if approved, this property would not effect the townships current rating of level 6.

A motion to open to the public was made by Mr. Hollingsworth, seconded by Ms. Sterner. 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.

There being no other questions or testimony, on a motion by Mr. Hollingsworth, seconded by Mr. Clanton, application #2025-08 was approved. Roll Call:

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:

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: (1) a payment of \$450.00 to Remington, Vernick & Vena Engineers, (2) a payment of \$277.20 to Rumpf Law, 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. Hollingsworth, seconded by Mr. Colandrea. Roll Call:

Sterner – Yes
Robinson – Yes

Hollingsworth – Yes
Stenger – Yes

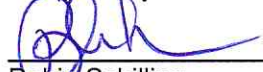
Clanton – Yes
Leszega – Yes

Colandrea – Yes

14. ADJOURNMENT:

The meeting was adjourned at 8:50 p.m.

Respectfully submitted,



Robin Schilling,
Zoning Board Recording Secretary



Greg Leszega, Chairman
Township of Little Egg Harbor
Zoning Board