

LITTLE EGG HARBOR TOWNSHIP ZONING BOARD

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

Minutes of Meeting Held On October 8, 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, Kimberly Robinson & William Stenger

ABSENT was Louis Mankowski & 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 September 3, 2025 was made by Ms. Sterner, seconded by Mr. Hollingsworth. Roll Call:

Sterner – Yes	Keenan – Yes	Hollingswoth – Yes	Clanton – Yes
Colandrea – Yes	Carrara – Yes	Leszega - Yes	

6. RESOLUTIONS OF MEMORIALIZATION:

- A. Resolution 2025-15
Jer-Z Group, LLC
Application #2025-08
28 West Navisink Drive
Block 325.104, Lot 37

Ms. Rumpf summarized Resolution 2025-15. On a motion by Ms. Sterner, seconded by Mr. Hollingsworth, Resolution 2025-15 was memorialized. Roll Call:

Sterner – Yes	Keenan – Yes	Hollingswoth – Yes	Clanton – Yes
Colandrea – Yes	Carrara – Yes	Leszega - Yes	

7. OLD BUSINESS:

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 & 9-3-2025)

Tara Vargo, Esquire for the applicant. Applicant is appealing the zoning officer's denial of a zoning permit and flood plain permit. Ms. Vargo stated that her client had three projects going on at the same time believes that they have compiled a list of expenses for this specific project, which was marked as Exhibit A-6. The applicant, Jesse Proctor, was sworn in. Ms. Vargo explained the exhibit and explaining each line. Mr. Oris stated that the calculations for substantial damage is not determined by what you paid, but the value of the improvement. Mr. Proctor stated that he asked the contractors what the values were for the improvements set forth on the exhibit. There was discussion on the "Miranda" invoice and if it included labor and materials and how the applicant negotiated the price down. Mr. Oris also reminded the board that the applicant is not looking for a Variance, but to accept a market value of the structure and value of improvements. The Floodplain Manager could not determine this, so it was sent to this board. Mr. Oris also stated that the decision of the board would not affect the township's Community Rating System. There was discussion as to the values originally set forth on the permits, verses what was actually paid. Exhibit A-7 was marked. Ms. Vargo continued to discuss the values set forth on Exhibit A-6. Applicant's appraiser, Joseph D'Onofrio, was sworn in and 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. Marked as Exhibit A-8 was a breakdown of the two methods of appraisal used. Mr. Oris asked if there was any electrical work or framing done as part of the improvements, as these items would be part of the substantial improvement calculations. He also stated any improvements that were done without proper permitting would have to get permits. Mr. Oris stated that if the value of the structure of \$124,530 was used, and the improvements of \$65,303.05, the property would be 52.4% substantially damaged. The Chairman asked again about the electric and applicant responded that Mount Laurel Heating & Cooling did electrical work as part of their price. Ms. Sterner asked if walls were replaced, and applicant responded that they were not. Applicant did not recall how many windows were replaced.

On a motion by Ms. Sterner, seconded by Mr. Clanton, the application was opened to the public. All aye. There being no public wishing to comment, on a motion by Ms. Sterner, seconded by Mr. Clanton, the application was closed to the public. All aye.

The Chairman asked Mr. D'Onofrio to go over the valuations again, and stated that it was not unreasonable to go with the higher value at the time of the valuation, since buyers were willing to pay more for properties at that time.

There being no additional testimony or questions, Ms. Rumpf provided the board with instructions, reiterating that the applicant was not seeking a Variance, but to provide the Floodplain Manager with a direction on the market value and value of improvements, and to determine if there was substantial damage of 50% or more.

On a motion by Ms. Sterner, seconded by Ms. Keenan, application #2025-07 was denied. Roll Call:

Sterner – Yes
Clanton – Yes

Keenan – Yes
Robinson – Yes

Hollingsworth – Yes
Stenger – Yes

Leszega - Yes

8. NEW BUSINESS:

Application #2025-09
Oak Hill General Contractors, LLC
20 Cable Drive
Block 325.47, Lot 36
Bulk Variance

Richard Kitrick, Esquire for the applicant. Mr. Kitrick stated that his client had the site surveyed and staked out and after the foundation was built, they realized that two of the stakes had been moved. Inspections were done and applicant was told to continue the building process, but to apply for a variance for the frontyard setback encroachment of 2.6 feet. Sworn in Rick Heim, applicant and builder. Mr. Kitrick reviewed his statements with the applicant and the applicant agreed to same and reiterated that a stop work order was not issued. Mr. Oris asked if it was the applicant's intention that the residence would be parallel with Cable Drive, which it was. There is no detriment or negative impact to the surrounding neighbors or community, and the encroachment into the frontyard setback is deiminases and not noticeable. Mr. Oris drew a map for the board members showing the shift in the house location. Applicant will comply with Mr. Oris review letter, except for the driveway apron requirement. Applicant has provided a 6 inch Belgian block to help keep the stone in the driveway. Ms. Sterner asked if most residences on the street have driveway aprons. Mr. Oris stated that there is a mix of stone and paved driveways on the street and most do not have driveway aprons.

On a motion by Ms. Sterner, seconded by Ms. Carrara, the application was opened to the public. 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.

On a motion by Ms. Carrara, seconded by Ms. Keenan, application #2025-09 was approved with the requested waiver for a driveway apron. Roll Call:

Sterner – Yes
Colandrea – Yes

Keenan – Yes
Carrara – Yes

Hollingswoth – Yes
Leszega - Yes

Clanton – Yes

9. CORRESPONDENCE:

None

10. OPEN TO THE PUBLIC:

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

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 \$3,296.25 to Remington, Vernick & Vena Engineers,
a payment of \$1,004.86 to Rumpf Law, PC, and
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. Carrara, seconded by Ms. Keenan.
Roll Call:

Sterner – Yes
Colandrea – Yes

Keenan – Yes
Carrara – Yes

Hollingswoth – Yes
Leszega - Yes

Clanton – Yes

14. ADJOURNMENT:

The meeting was adjourned at made at 9:04 p.m.

Respectfully submitted,



Robin Schilling,
Zoning Board Recording Secretary



Greg Leszega, Chairman
Township of Little Egg Harbor
Zoning Board