

LITTLE EGG HARBOR TOWNSHIP ZONING BOARD

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

Minutes of Meeting Held On November 12, 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 & Kimberly Robinson

ABSENT were Steve Clanton, William Stenger, John Greco & Louis Mankowski

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 October 8, 2025 was made by Ms. Sterner, seconded by Ms. Carrara. Roll Call:

Sterner – Yes	Keenan – Yes	Hollingsworth – Yes	Robinson – Yes
Colandrea – Yes	Carrara – Yes	Leszega - Yes	

6. RESOLUTIONS OF MEMORIALIZATION:

- A. **Resolution 2025-16**
Oak Hill General Contractors, LLC
Application #2025-09
20 Cable Drive / Block 325.47, Lot 36

A motion to memorialize Resolution 2025-16 was made by Ms. Carrara, seconded by Mr. Colandrea. Roll Call:

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

7. OLD BUSINESS:

None

8. NEW BUSINESS:

A. Application #2025-10

Suzana Cobaj
104 South Binnacle Drive / Block 325.47, Lot 36
Bulk Variance

Applicant, Suzana Cobaj, was sworn in. Ms. Cobaj stated that she is one of four owners of the property, and the other three owners are present. This is a secondary home for the owners. Ms. Cobaj stated they are seeking a Variance to allow their pool to be 4 feet from the bulkhead, where 15 feet is required. She stated that they did not know they needed any permitting for an above-ground pool. Mr. Oris went over his review letter dated September 23, 2025. He stated there are two pre-existing non-conformities on the site and they are not under consideration by the board for this application. Ms. Cobaj stated that their hardship was that the pilings for the raised deck would not allow them to move the pool further away from the bulkhead. She stated that railings still needed to be added to the raised deck portion, but the pool and decking does not impact their neighbors views. Sworn in owner, Ilir Cobaj. Mr. Cobaj said that the pool is surrounded by decking and is only 18 inches above the deck. He said the decking was existing when they purchased the resident in 2009 and only made modifications to the deck and installed the pool themselves, and a friend was doing the electrical work. Mr. Cobaj said that they had extension cord to the filter until the electrical work was done. Mr. Oris stated that the applicant should have a licensed engineer certify that the pilings can support the weight of the pool. He also stated that the platform or raised decking on the side of the pool is zero feet to the bulkhead, which would also require a Variance. He stated that once fencing is added to this platform, it will be significantly higher. Ms. Sterner asked when the bulkhead was installed, which was 2005. Mr. Cobaj stated that the decking rests on concrete blocks. Mr. Oris stated that the site is within a flood zone, and the deck is required to be secured and all pool equipment needs to be elevated. A Flood Hazard Permit is required. Ms. Sterner said that she has concerns with the extra weight on the bulkhead and that all the necessary permits were not taken out.

On a motion by Ms. Sterner, seconded by Ms. Carrara, the meeting was opened to the public. All aye.

Anthony Cerullo (114 S. Binnacle) (sworn in) - Mr. Cerullo he has concerns with the number of parameters needed and has had to ask the applicants to stop driving their jet skis up and down the lagoons late at night.

Charles Schaeffer (108 S. Binnacle) (sworn in) - Mr. Schaeffer stated he lives two doors down and does not have any issues with the pool and it does not affect his view.

Mislim Nika (106 S. Binnacle) (sworn in) – Mr. Nika stated he has no issue with the pool and it does not affect this view.

On a motion by Ms. Sterner, seconded by Ms. Carrara, the meeting was closed to the public. All aye.

It was agreed, that the board would like the applicant to return with an as-built survey, engineers certification that the pilings can handle the weight of the pool, documentation as to pool safety / code compliance for pool height and stairs / steps, information on fencing of the raised platform / deck, filter needs to be elevated and brought into compliance and flood hazard permit compliance. Ms. Cobaj asked that this application be carried to the January 14, 2026 meeting with no additional notice required. On a motion by Ms. Carrara, seconded by Mr. Colandrea, application #2025-10 was carried. Roll Call:

Sterner – Yes Keenan – Yes Hollingsworth – Yes Robinson – Yes
Colandrea – Yes Carrara – Yes Leszega - Yes

B. Application #2025-12

Royal Timbers at Little Egg Harbor SPE, LLC
111 Wild Oaks Court / Block285.11, Lot 11

Donna Jennings, Esquire for the applicant. Applicant is seeking Minor Site Plan Approval and a Use Variance for Building #11 of the Royal Timbers site that was destroyed by a fire in 2021. Since the building was originally built, the township re-zoned the area and it is now a PRD, so a D Variance is now needed. Applicant's engineer, Les Walker, was sworn in and he provided his background. Marked as Exhibit A-1, a color rendering of the site. Mr. Walker stated that the fire damaged building was built in the same exact footprint, but within the building a 600 sq. ft. office was created. Previously, one of the units was being used as an office, which they were informed was a violation of the affordable housing rules. Marked as Exhibit A-2 were photos of the building before the fire and marked as Exhibit A-3 were photos of the existing building. Mr. Walker stated that two additional parking spots were added to accommodate the office space. There are currently 186 parking spots, which is still under the required 200 spaces, but two more spaces than what they were previously approved for. Mr. Oris referring to his letter dated October 31, 2025, asked if the applicant is willing to add an EV charging spot, but Mr. Walker stated they are not required to. There is ample guest parking already within the site. The Chairman asked if the ADA parking was compliant, which it will be properly signed and compliant. The Chairman also asked if the dumpsters could be enclosed to help clean up the site. Sworn in, Corrine Houseworth, property manager at the site. Ms. Houseworth has been employed as the property manager since 2013. She said that she would request that the owner enclose the dumpsters. No landscaping or lighting changes are being proposed. Ms. Keenan asked if the office space would be specifically used as office space, or could it be living space too. The office space will only be used as an office. The applicant's planner, John Taikina, was sworn in and provided his background. Mr. Taikina went over the D Variance, Parking Variance and Use Variance needed and discussed the positive and negative criteria. He also stated that this project will not impair the Master Plan. Mr. Oris confirmed that all units are Affordable Housing Units.

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

After reading the conditions of approval into the record, on a motion by Ms. Carrara, seconded by Mr. Colandrea, application #2025-12 was approved. Roll Call:

Sterner – Yes Keenan – Yes Hollingsworth – Yes Robinson – 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. Carrara, second by Mr. Colandrea. All aye. There being no public wishing to comment, on a motion by Ms. Sterner, seconded by Mr. Hollingsworth, the meeting was closed to the public.

11. CLOSED SESSION:

N/A

12. 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 \$4,121.25 to Remington, Vernick & Vena Engineers,
a payment of \$952.88 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. Colandrea, seconded by Mr. Hollingsworth. Roll Call:

Sterner – Yes
Colandrea – Yes

Keenan – Yes
Carrara – Yes

Hollingsworth – Yes
Leszega - Yes

Robinson – Yes

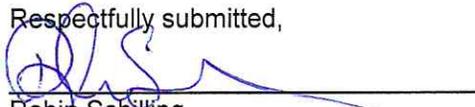
13. BOARD DISCUSSION / COMMENTS:

The board secretary asked that Mr. Oris explain to the board the administrative change to the dumpster enclosure at the Storage Master site. Mr. Oris stated there is a new owner and he is trying to bring the site into compliance and get a CO and installed a vinyl fence and bollards around the dumpster instead of a concrete enclosure as previously agreed to. Both the township engineer and Mr. Oris agreed that the enclosure meets the intent of the screening.

14. ADJOURNMENT:

A motion to adjourn was made by Ms. Sterner, with a second by Ms. Keenan. All aye.

Respectfully submitted,



Robin Schilling,
Zoning Board Recording Secretary



Greg Leszega, Chairman
Township of Little Egg Harbor
Zoning Board