

LITTLE EGG HARBOR TOWNSHIP ZONING BOARD

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

Minutes of Meeting Held On December 10, 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, Steve Clanton, Frank Colandrea, Kimberly Robinson & William Stenger

ABSENT were William Hollingsworth, Jr., 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 November 12, 2025 was made by Ms. Sterner, seconded by Ms. Carrara. Roll Call:

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

6. RESOLUTIONS OF MEMORIALIZATION:

- A. Resolution #2025-17**
Royal Timbers at Little Egg Harbor SPE, LLC
Application #2025-12
111 Wild Oaks Court / Block 285.11, Lot 11
Use Variance & Minor Site Plan

Ms. Rumpf read Resolution #2025-17 into the record. On a motion by Ms. Carrara, seconded by Ms. Keenan, Resolution #2025-17 was approved. Roll Call:

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

7. OLD BUSINESS:

None

8. NEW BUSINESS:

A. Application #2025-15

Charles Londrigan
363 Frog Pond Road / Block 124.06, Lot 23
Bulk Variances

Kevin Quinlan, Esquire requested that this application be carried to the January 14, 2026 Zoning Board meeting, and waived any time constraints the board may have. On a motion by Ms. Carrara, seconded by Ms. Keenan, application #2025-15 was carried to the January 14, 2026, with no additional notice required. Roll Call:

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

B. Application #2025-17

Lighthouse Property Acquisitions, LLC
109 East Sail Drive / Block 323, Lot 18
Bulk Variance

Richard Kitrick, Esquire for the applicant. Sworn in John Hill, the sole proprietor of Lighthouse Property Acquisitions, LLC, which owns the property. Applicant seeks a Variance for minimum lot depth of 86.5 feet, where 87 feet is required and minimum lot area. Applicant is proposing to build a single family residence and is not asking for any other Variances at this time. Mr. Oris asked about the condition of the bulkhead, which is new and in line with the others along the lagoon. The lots on both sides of the site are developed. On a motion by Ms. Sterner, seconded by Ms. Carrara, the application was opened to the public. All aye. There being no public present wishing to comment, on a motion by Ms. Sterner, seconded by Mr. Colandrea, the application was closed to the public. All aye. There being no other comments or questions, on a motion by Ms. Keenan, seconded by Ms. Sterner, application #2025-17 was approved. Roll Call:

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

C. Application 2025-14

Robert Mannix
836 Radio Road / Block 328.12, Lot 1
Interpretation / Use Variance

Kevin Quinlan, Esquire for the applicant. The property in question is an existing residential and commercial site. Applicant is not proposing any exterior changes to the residential use. The proposed changes to the commercial building are mostly interior, aside from the parking area. The interior of the commercial building will be transformed into three office suites and one ADA compliant restroom. Marked as Exhibit A-1 was a portion of the survey showing the parking area. Sworn in applicant, Robert Mannix. Mr. Mannix stated that all residential improvements have been made with proper permits. The commercial use will be for auto dealers, so they can hang their license in a physical office as required by the MVC. Applicant will comply with all signing requirements. Parking for the commercial building will be in front of the building along Radio Road. Parking for the residence will be along Zelus. No commercial use or parking will be permitted at the residence. There will only be three employees at the commercial building at any given time, and no large box truck deliveries, only UPSP, UPS, etc. Ms. Rumpf discussed trash pick-up and the applicant agreed that if the township will not pick-up the commercial trash, they

would use a private robo can pick-up, they are not proposing a dumpster. Business hours will be Monday thru Saturday, 9 am - 5 pm. Mr. Oris requested a lighting plan to show detailed lighting. Mr. Oris discussed the "Use", which will be internet / telephone vehicle sales. No vehicles will be permitted to be stored or repaired on site. Mr. Mannix testified that the MVC requires used car dealers to have a brick and mortar office, with 2 parking spaces and an ADA spot. Ms. Robinson asked how large the office suites will be, which they will be 9x10. Sworn in applicant's professional planner, John Taikina, who provided his background. Mr. Taikina provided an overview of the site and uses. Mr. Taikina believes that the commercial use is a continued use, not a change of use, so an interpretation is no longer being requested, but a Use Variance is, since auto sales is not a permitted use and discussed the positive and negative criteria. An off-street parking waiver is being requested and the parking lot on the commercial side will be restriped. Mr. Mannix testified that the Zoning Officer could not find any records for when the commercial building was built, but the residence was built in 1968.

On a motion by Ms. Sterner, seconded by Mr. Clanton, the application 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 application was closed to the public. All aye. There being no other comments or questions, on a motion by Ms. Carrara, seconded by Mr. Clanton, application #2025-14 was approved with the conditions set forth. Roll Call:

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

9. CORRESPONDENCE:

The board secretary advised the board that the 2026 Meeting Dates have been set by the township clerk, and the November meeting will be the third Wednesday because of Veteran's Day.

The board secretary also advised the board that application #2025-10 for Suzana Cobaj has been withdrawn and they plan to remove the pool and decking.

10. OPEN TO THE PUBLIC:

There was no public remaining in the courtroom, so the meeting was not opened 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: (1) a payment of \$6,700.00 to Remington, Vernick & Vena Engineers; (2) a payment of \$1,126.13 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. Clanton, seconded by Ms. Carrara. Roll Call:

Sterner – Yes
Colandrea – Yes

Keenan – Yes
Carrara – Yes

Robinson – Yes

Clanton - Yes

14. ADJOURNMENT:

The meeting was adjourned at 8:05 p.m.

Respectfully submitted,



Robin Schilling,
Zoning Board Recording Secretary



Greg Leszega, Chairman
Township of Little Egg Harbor
Zoning Board