

LITTLE EGG HARBOR TOWNSHIP ZONING BOARD

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

Minutes of Meeting Held On January 14, 2026

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. OATH OF OFFICE Ms. Rumpf swore in new board member, Kenneth Maxwell, Sr.
5. **BOARD DISCUSSION / COMMENTS:**

The Chairman announced that Suzanne Musto-Carrara has resigned from the board due to her new position on the township committee.

6. ROLL CALL:

PRESENT Greg Leszega, Barbara Sterner, Arlene Keenan, William Hollingsworth, Jr., Steve Clanton, Frank Colandrea, Kimberly Robinson, William Stenger & Kenneth Maxwell

APPEARING FOR THE PROFESSIONALS:

Debra Rumpf, Esquire of Rumpf Law, Zoning Board Attorney

7. EXECUTIVE SESSION

On a motion by Ms. Sterner, seconded by Mr. Hollingsworth, the board went into executive session. All aye.

8. ANNOUNCEMENTS

After the meeting re-convened, the board secretary announced that during Executive Session, the board made the following appointments:

- A. Board Attorney – Rumpf Law
- B. Board Engineer – Remington & Vernick
- C. Board Landscape Architect (on an as needed basis) – Remington & Vernick
- D. Board Chairman – Greg Leszega
- E. Board Vice-Chairman – Arlene Keenan
- F. Board Secretary – Robin Schilling

On a motion by Ms. Sterner, seconded by Mr. Hollingsworth, the foregoing appointments were approved. Roll Call:

Sterner – Yes
Clanton – Yes

Keenan – Yes
Colandrea – Yes

Hollingsworth – Yes
Leszega - Yes

9. APPROVAL OF MINUTES -

A motion to approve the minutes of the meeting of December 10, 2025 was made by Ms. Sterner, seconded by Ms. Keenan. Roll Call:

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

10. RESOLUTIONS OF MEMORIALIZATION:

**A. Resolution 2025-18
Lighthouse Property Acquisitions, LLC
Application #2025-17
109 East Sail Drive / Block 323, Lot 18
Bulk Variance**

Ms. Rumpf read Resolution #2025-18 into the record. On a motion by Ms. Sterner, seconded by Mr. Colandrea, Resolution #2025-18 was memorialized. Roll Call:

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

**B. Resolution 2025-19
Robert Mannix
Application 2025-14
836 Radio Road / Block 328.12, Lot 1
Interpretation / Use Variance**

Ms. Rumpf read Resolution #2025-19 into the record. On a motion by Mr. Colandrea, seconded by Ms. Sterner, Resolution 2025-19 was memorialized. Roll Call:

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

11. OLD BUSINESS:

N/A

12. NEW BUSINESS:

**A. Application #2025-15
Charles Londrigan
363 Frog Pond Road / Block 124.06, Lot 23
Bulk Variances**

Applicant's attorney, Kevin Quinlan, requested that this application be carried to the February 11, 2026 meeting. Ms. Rumpf suggested that due to the number of times this application has been carried, that the applicant will be required to re-notice the application. The board agreed. On a motion by Ms. Sterner, seconded by Mr. Colandrea, application #2025-15 was carried to the February 11, 2026 meeting with additional notice required. Roll Call:

Sterner – Yes
Clanton – Yes

Robinson - Yes
Colandrea – Yes

Hollingsworth – Yes
Keenan – Yes

Leszega - Yes

13. CORRESPONDENCE:

None

14. OPEN TO THE PUBLIC:

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

15. 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 \$6,068.75 to Remington, & Vernick Engineers, (2) a payment of \$1,505.08 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 Ms. Sterner, seconded by Mr. Clanton. Roll Call:

Sterner – Yes
Clanton – Yes

Robinson - Yes
Colandrea – Yes


Hollingsworth – Yes
Keenan – Yes

Leszega - Yes


16. ADJOURNMENT:

The meeting was adjourned at 7:27 p.m.

Respectfully submitted,



Robin Schilling,
Zoning Board Recording Secretary



Greg Leszega, Chairman
Township of Little Egg Harbor
Zoning Board