

**LITTLE EGG HARBOR TOWNSHIP ZONING BOARD**

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

**Minutes of Meeting Held On February 11, 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. ROLL CALL:

PRESENT Chairman Greg Leszega, Vice-Chairwoman Keenan, Barbara Sterner, William Hollingsworth, Jr., Steve Clanton, Frank Colandrea, Kimberly Robinson & William Stenger

ABSENT was Kenneth Maxwell, Sr.

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 January 14, 2025 was made by Ms. Sterner, seconded by Mr. Hollingsworth. Roll Call:

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

6. RESOLUTIONS OF MEMORIALIZATION:

**A. Resolutions 2026-01 through 2026-06**  
Appointing Chairman, Vice-Chairperson, Secretary  
& board professionals

On a motion by Ms. Sterner, seconded by Mr. Clanton, Resolutions #2026-01 through #2026-06 were memorialized. Roll Call:

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

7. OLD BUSINESS:

N/A

8. NEW BUSINESS:

**A. Application #2025-15 (to be carried to March 11, 2026)**  
Archie Kalezic (BAMMK, LLC)

38 Kansas Road  
Block 326.215, Lot 38  
Bulk Variances

Due to a noticing issue, this application will be carried to the March 11, 2026. Additional notice will be required. On a motion by Ms. Sterner, seconded by Mr. Hollingsworth, this application is carried to the March 11, 2026 meeting, with notice required. Roll Call:

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

Due to personal relationships with the applicant, Mr. Leszega and Ms. Sterner stepped down from the dais and Mr. Stenger joined the board as a voting member.

**B. Application #2025-18**

Paul Taylor  
457 Stage Road  
Block 280, Lot 8  
Bulk Variances

Sworn in applicant, Paul Taylor. Applicant is the owner of the vacant parcel and is proposing a single family home, which he already has permits for, and a pole barn. The pole barn requires a Variance and is the reason for the application in front of the board. Sworn in Ken Schlatmann, Applicant's engineer, who provided his background. Mr. Oris reviewed his letter dated January 6, 2025. Mr. Oris discussed the street frontage of 185 feet, where 200 feet is required. The applicant stated that there is a narrow portion of the property that fronts Stage Road, but then opens up to 500 feet. The property is 27+ acres and mostly wooded. Mr. Oris suggested that if the board acts favorably, to incorporate the need for a lot width variance into the Resolution so there is no future questions as to same. Mr. Oris also stated that the pole barn is an accessory structure that is technically in the front yard and suggested if the board acts favorably, to incorporate this into the resolution as well. The applicant testified that the pole barn is for personal use only and for storage of his classic cars and RV. No commercial use. Applicant is proposing an outside hose bid and interior sink only. Ms. Keenan asked if personal repairs are done, that all vehicle fluids will be properly disposed of and applicant agreed. Mr. Oris went over the positive and negative criteria requirements with the applicant. Marked as Exhibit A-1 were photographs taken by the applicant of other pole barns in his neighborhood. Applicant is proposing a gravel driveway and roof run-off to a French drain to a low point in the property will be done. Applicant will also have natural gas ran to the pole barn for heating purposes and the structure will be insulated. Applicant will comply with the township's Tree Removal Ordinance. The required driveway apron has already been installed. Ms. Keenan asked if the pole barn will tower over the residence, which it will not. Applicant stated there is a wooded buffer between his property and neighboring properties. Ms. Keenan suggested there be a deed restriction that the pole barn cannot have a commercial use and the applicant agreed.

On a motion by Mr. Hollingsworth, seconded by Mr. Stenger, the application was opened to the public. All Aye.

Amanda Mower – Ms. Mower asked about the wetlands on the site and if an Environmental Impact Statement is required. Mr. Oris stated that this application does not trigger the need for same. Mr. Oris stated the wetlands area on the site is a small, isolated pocket.

On a motion by Mr. Hollingsworth, seconded by Mr. Colandrea, the application was closed to the public. All aye.

There was no additional testimony or questions. Ms. Rumpf reviewed the required Variances. On a motion by Mr. Hollingsworth, seconded by Mr. Stenger, application #2025-18 was approved.  
Roll Call:

|                 |                     |               |
|-----------------|---------------------|---------------|
| Robinson – Yes  | Hollingsworth – Yes | Clanton – Yes |
| Colandrea – Yes | Stenger – Yes       | Keenan – Yes  |

The Chairman and Ms. Sterner re-joined the board on the dais.

**9. CORRESPONDENCE:**

The board secretary announced that the application for Charles Londrigan will not be heard tonight. Applicant's attorney will re-notice for the application at a later date.

**10. OPEN TO THE PUBLIC:**

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

**11. 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 \$118.80 to Rumpf Law, PC; and (2) 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. Sterner.  
Roll Call:

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

**12. ADJOURNMENT:**

The meeting was adjourned at 7:41 p.m.

Respectfully submitted,

  
\_\_\_\_\_  
Robin Schilling,  
Zoning Board Recording Secretary

  
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Arlene Keenan, Vice-Chair  
Township of Little Egg Harbor  
Zoning Board