

LITTLE EGG HARBOR TOWNSHIP ZONING BOARD

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

Minutes of Meeting Held On March 11, 2026

1. Meeting called to order at 7:00 p.m. by Vice-Chairwoman Keenan
2. Reading of the Sunshine Law & Notice of Public Meeting.
3. FLAG SALUTE
4. ROLL CALL:

PRESENT, Vice-Chairwoman Arlene Keenan, Barbara Sterner, Steve Clanton, Frank Colandrea, Kimberly Robinson, William Stenger & Kenneth Maxwell

ABSENT was Chairman Greg Leszega & William Hollingsworth, Jr.

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 February 11, 2026 was made by Ms. Sterner, seconded by Mr. Stenger. Roll Call:

Sterner – Yes	Robinson – Yes	Clanton – Yes	Stenger – Yes
Colandrea – Yes	Maxwell – Yes	Keenan - Yes	

6. RESOLUTIONS OF MEMORIALIZATION

- A. Resolution 2026-07
Paul Taylor
Application #2025-18
457 Stage Road / Block 280, Lot 8

Ms. Rumpf read Resolution #2026-07 into the record. On a motion by Mr. Colandrea, seconded by Mr. Clanton, Resolution #2026-07 was memorialized. Roll Call:

Sterner – Abstain	Robinson – Yes	Clanton – Yes	Stenger – Yes
Colandrea – Yes	Maxwell – Abstain	Keenan - Yes	

7. OLD BUSINESS: None

8. NEW BUSINESS:

- A. Application #2025-15
Kalezic (BAMMK, LLC)
38 Kansas Road / Block 326.215, Lot 38
Bulk Variances

Kevin Quinlan, Esquire for the applicant. Mr. Quinlan stated that the applicant's original building plans included a raised platform for an air conditioning unit, but not a generator. During inspection, the applicant was granted a TCO only and the generator was denied. Marked as Exhibit A-1 were three color photographs of the residence showing the location of the platform. Sworn in Archie Kalezic, who is a principal of BAMMK, LLC. Mr. Kalezic stated that the generator is for emergencies only and will only run at such time, plus a monthly test. The generator was placed on the platform since all utilities run to the same side of the residence. Ms. Keenan asked if the platform was approved by the construction department, which it was. Mr. Oris stated that the Township's Ordinances does not allow for generators on a raised platforms. Mr. Kalezic stated that almost every house on the street has a generator. Ms. Robinson asked why the platform is so long. Applicant stated the length is to allow for safe space for service to the equipment. Applicant is willing to agree that no additional equipment could be added to the platform in the future. Mr. Oris reviewed his letter dated November 18, 2025. Mr. Oris stated that there appears to be a Variance needed for maximum building coverage, where 30% is permitted and 31.3% exists. The applicant stated that the zoning / construction office never said anything to him about this issue. If the board granted this Variance there is no detriment to the surrounding properties or negative impact. Mr. Stenger asked if the pool was part of the original plan, which it was. Mr. Stenger also asked about the "addition" set forth on the survey and if the front steps were in compliance, which Mr. Oris stated they were. Mr. Maxwell asked if the generator could be installed in the rear of the property. The applicant stated that it might be too close to the windows and the pool. Mr. Stenger asked about the windows near the platform and the applicant stated that the generator company checked same and they all meet the minimum required distance from the generator.

On a motion by Mr. Colandrea, seconded by Ms. Robinson, 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 meeting was closed to the public. All aye.

There being no further testimony or questions by the board, Ms. Rumpf read the conditions of approval into the record. On a motion by Ms. Robinson, seconded by Mr. Clanton, application #2025-15 was approved. Roll Call:

Sterner – Yes	Robinson – Yes	Clanton – Yes	Stenger – Yes
Colandrea – Yes	Maxwell – No	Keenan - Yes	

B. Application #2025-20
Width-Sysol
12 Kara Court / Block 282, Lot 1.36
Bulk Variances

Richard Kitrick, Esquire for the applicants. Mr. Kitrick stated that the applicants wish to install an in-ground pool, but due to their pie shaped lot, neighboring retention basin and protected land, they are limited to the location of the pool. Sworn in Sarah Width-Sysol. Ms. Width-Sysol stated that they attempted to purchase some of the restricted property to eliminate the need for a Variance, but were unsuccessful. The gazboo will be removed. Ms. Robinson asked about the fencing that was in the restricted area. The wooden fence will be taken down. The applicants will comply with the necessary fencing requirements for the in-ground pool. The retaining wall was existing when they purchased the property and they plan on rebuilding same. There are no current drainage issues. Ms. Keenan asked about stabilization of the pool with the basin being so close. Marked as Exhibit A-1 was a Pool Grading Plan. Ms. Keenan also asked if backwashing would be done properly, as they are close to Willets Creek. Mr. Oris discussed the rear property line and the existing fences. Sworn in Michael Fasey, applicant's surveyor. The applicant agreed

that any improvements not on their property will be removed. Ms. Keenan asked how close the pool will be to their neighbors. There is a vacant area between their home and the neighbors on that side. Marked as Exhibit A-2 was a tax map showing the vacant open space lot. Mr. Oris reviewed his letter dated January 23, 2026. All pool equipment will comply with the Township's Ordinances.

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

There being no further testimony or questions by the board, Ms. Rumpf read the conditions of approval into the record. On a motion by Ms. Keenan, seconded by Mr. Clanton, application #2025-20 was approved. Roll Call:

Sterner – Yes	Robinson – Yes	Clanton – Yes	Stenger – Yes
Colandrea – Yes	Maxwell – Yes	Keenan – Yes	

C. Application #2025-11
Callahan
500 North Green Street / Block 225, Lot 6
Use & Bulk Variances

Richard Kitrick, Esquire appeared for the applicant. Mr. Kitrick stated that he and his client are still working on some plan revisions and requested that the application be carried to the April 8, 2026 meeting, waiving any time constraints the board may have.

On a motion by Ms. Robinson, seconded by Ms. Sterner, application #2025-11 was carried to the April 8, 2026 meeting, with no additional notice required. Roll Call:

Sterner – Yes	Robinson – Yes	Clanton – Yes	Stenger – Yes
Colandrea – Yes	Maxwell – Yes	Keenan – Yes	

9. CORRESPONDENCE: None

10. OPEN TO THE PUBLIC:

A motion to open to the public was made by Ms. Sterner, seconded by Mr. Colandrea. All aye.

Jackie Smith – Ms. Smith came to the meeting for the Courter property located on Great Bay Boulevard. Mr. Oris explained that this application has not been deemed complete and they are applying to CAFRA for approval at this time.

A motion to close to the public was made by Mr. Colandrea, seconded by Ms. Sterner. All aye.

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 \$6,081.25 to Remington & Vernick Engineers,
a payment of \$537.23 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 Ms. Sterner, seconded by Mr. Stenger.
Roll Call:

Sterner – Yes	Robinson – Yes	Clanton – Yes	Stenger – Yes
Colandrea – Yes	Maxwell – Yes	Keenan - Yes	

13. BOARD DISCUSSION / COMMENTS: None


14. ADJOURNMENT:

A motion to adjourn was made by Mr. Colandrea, seconded by Mr. Stenger. All aye.

Respectfully submitted,



Robin Schilling,
Zoning Board Recording Secretary



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