

- B. Resolution #2026-09
Width-Sysol
Application #2025-20
12 Kara Court / Block 282, Lot 1.36

Ms. Rumpf read Resolution #2026-09 into the record. On a motion by Mr. Colandrea, seconded by Ms. Sterner, Resolution #2026-09 was memorialized. Roll Call:

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

7. OLD BUSINESS:

N/A

8. NEW BUSINESS:

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

Richard Kitrick, Esquire for the applicant. Sworn in Timothy Callahan, applicant. Mr. Kitrick explained that the building is a mixed use building with office space on the first floor and living space on the second floor, where the applicant, his wife and stepson live. Mr. Kitrick stated that this building has been a mixed use with some type of commercial on the first floor and apartments on the second floor since the late 1960's. Applicant currently builds floating docks at the site in the backyard under a tent. Should the applicant be granted an approval, the tent will be removed and one of the two existing sheds. The other shed will remain for tool storage. Applicant is proposing a pole barn to allow the construction of the floating docks within the structure and no outside storage of materials or docks. Applicant is also proposing raised flower beds to be added to the front of the site along North Green Street to help shield the parking area and provide a protective barrier. Marked as Exhibits A1 & A2 were photos of the parking area. All boats will be removed from the site, except that of the applicants. Applicant testified that typically customers do not come to the site, that most meetings are done at the customer's residence. Applicant testified that he has one employee, which is a high school student. Applicant agreed to provide one ADA compliant parking spot. The proposed pole barn / work shop will be the same colors as the existing building. Marked as Exhibit A3 was a google maps photograph showing the existing buffering between the applicant's site and the surrounding properties. Marked as Exhibit A4 was a photograph of the buffering between the applicant's site and the neighboring business. There are gutters on the existing building and the new structure will have gutters and leaders to French drains. There are no existing drainage issues at the site. Building of the floating docks is the applicant's sole employment, no other business will be run from the site. The proposed building will be 17 feet to the peak to allow for a wench to hold and turn

the dock over during the construction phase. Ms. Sterner asked is docks will be stored outside, which they will not. The only thing outside will be the existing sign. Mr. Oris reviewed his letter dated January 26, 2026. Mr. Oris discussed the pre-existing, non-conforming use and suggested applicant come back with a site plan showing what exactly is being proposed. Mr. Oris stated that he believes the use to be manufacturing, but Mr. Kitrick disagrees that it is a contractor's workshop, which is a permitted use. Mr. Stenger asked where the doors will be located and if the trailer will be stored within the building, which it will. Ms. Keenan asked for confirmation that boat storage will not be allowed, only the applicant's personal boat. The applicant was asked to describe what kind of materials are used, which are wood, bolts, float material, regular carpentry tools and a gantry with a wench. The docks are built on the trailer in one day and then transported to the customer's residence for installation. Mr. Kitrick agreed to provide more details on the plan, but is seeking a waiver for the drainage calculations. Mr. Oris asked if there could be engineering testimony at the next meeting. The Chairman asked if there was any work that could be done within the first floor of the existing structure to bring down the size of the proposed pole barn. Applicant stated he needed more height than that area offered in order to flip the docks over. Mr. Stenger asked how scrap wood is disposed of, in which the applicant responded it is donated to the high school's wood shop. There was a great deal of discussion about moving the location of the pole barn and access to the site from 4th Avenue and what was the best configuration for same.

On a motion by Ms. Sterner, seconded by Mr. Hollingsworth, the application was opened to the public. All aye.

Albert Weinright – Mr. Weinright stated that he has lived across the street from the site for a number of years and there has always been a business with an apartment upstairs. He supports the proposal.

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

The Chairman asked the board for additional input and questions. Mr. Maxwell stated that while he feels the project is an improvement, perhaps moving the pole barn should be looked at and additional access off of North Green Street. He also feels a more detailed plan would be helpful. Ms. Keenan and Mr. Clanton both feel it would be an improvement to the corner. The Chairman asked if there was any way to make the proposed pole barn smaller. Ms. Sterner and Mr. Colandrea agreed that it would be an improvement. Ms. Robinson likes that there is buffering and the proposed changes and asked if there would be any input from the county.

Mr. Kitrick stated that they will update their plan and come back to the board next month. On a motion by Mr. Hollingsworth, seconded by Ms. Sterner, the application was carried to the May 13, 2026 meeting, with no additional notice required. Roll Call:

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

9. CORRESPONDENCE:

N/A

10. OPEN TO THE PUBLIC:

A motion to open to the public was made by Ms. Sterner, second by Mr. Hollingsworth. All aye. There being no public wishing to speak, on a motion by Ms. Sterner, seconded by Mr. Hollingsworth, the meeting was closed to the public. 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 voucher was presented for payment: 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 Ms. Keenan. Roll Call:

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


13. BOARD DISCUSSION / COMMENTS:

N/A

14. ADJOURNMENT:

The meeting was adjourned at 8:55 p.m.

Respectfully submitted,



Robin Schilling,
Zoning Board Recording Secretary



Greg Leszega, Chairman
Township of Little Egg Harbor
Zoning Board