

LITTLE EGG HARBOR TOWNSHIP ZONING BOARD
665 Radio Road
Little Egg Harbor, NJ 08087

Minutes of Meeting Held On May 13, 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., Frank Colandrea, Kimberly Robinson, William Stenger & Kenneth Maxwell

ABSENT was Steve Clanton

APPEARING FOR THE PROFESSIONALS:

Debra Rumpf, Esquire of Rumpf Law, Board Attorney
James Oris, PE, PP, CME, CFM, CPWM of Remington & Vernick, Board Engineer

5. APPROVAL OF MINUTES -

A motion to approve the minutes of the meeting of April 8, 2026 was made by Mr. Hollingsworth, seconded by Ms. Sterner. Roll Call:

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

6. RESOLUTIONS OF MEMORIALIZATION:

None

7. OLD BUSINESS:

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

At the request of applicant's attorney, Richard Kitrick, this application will be carried to the June 10, 2026 Zoning Board Meeting. Mr. Kitrick waived all time constraints by the board. On a motion by Ms. Sterner, seconded by Ms. Hollingsworth, this application was carried to June 10, 2026, with no additional notice required. Roll Call:

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

8. 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 \$2,825.00 to Remington & Vernick Engineers,
a payment of \$1,212.76 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 Mr. Colandrea, seconded by Ms. Keenan. Roll Call:

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

9. NEW BUSINESS:

- A. Application #2025-19
Samy Gerges
1079 Radio Road
Block 326.18, Lot 25 & Block 326.24, Lot 1.01
Use & Bulk Variances

Erica Edwards, Esquire for the applicant. Ms. Edwards stated that the existing 2-family home is located within the Waterfront Development Zone of the township. Sworn in Jason Marciano, PE, PP. Mr. Marciano described the existing site, which was built somewhere around 1985. The residence has bedrooms, bathrooms, a kitchen and living space on each floor. The neighborhood is a mixed area, as there are townhomes and single family dwellings within a few blocks of the residence. Marked as Exhibit A-1 were photographs of some of the neighboring residences. Mr. Oris asked for historical data on the residence, evidencing a 2-family use. Mr. Stenger asked if the property line went to the bulkhead and if the bulkhead belonged to the applicant, which it is not clear. Sworn in architect, Greg Curtis, who provided his background. Applicant purchased the house approximately 6/7 years ago and it is believed to be abandoned for approximately ten years prior to that. Mr. Curtis stated that according to njpropertyrecords.com, the house is shown as a 2-family residence. He spoke to the Zoning Officer, who indicated he had no documentation indicating it is a 2-family residence. There is only one electric and water meter on the house, as well as one front door. There are stairs in the rear of the property to the second floor and another set of stairs in the garage area to the second floor. Ms. Robinson asked if there was one mailbox, which there is. Applicant's attorney requested a brief recess to talk with her client.

On a motion by Ms. Sterner, seconded by Mr. Hollingsworth, the board took a recess at 7:46 p.m.
On a motion by Mr. Colandrea, seconded by Ms. Sterner, the board reconvened at 7:56 p.m.

On a motion by Ms. Robinson, seconded by Ms. Sterner, the application was opened to the public. All aye. There being no public wishing to comment, on a motion by Ms. Sterner, seconded by Ms. Robinson, the meeting was closed to the public. All aye.

On a motion by Ms. Sterner, seconded by Mr. Colandrea, application #2025-19 was carried to the

July 8, 2026 meeting, with no additional notice required. The applicant waives all time constraints the board may have to render a decision. Roll Call:

Sterner – Yes Robinson – Yes Hollingsworth – Yes Stenger – Yes
Colandrea – Yes Keenan – Yes Leszega – Yes

- B. Application #2025-13
John Price (Edgar Velazquez)
765 Route 9 North
Block 169, Lot 12
Use Variance

John Price, owner of the property was sworn in. Also sworn in was Melanie Sanchez, Mr. Velazquez's (tenant) niece and translator. Ms. Sanchez stated that Mr. Valazquez wishes to have farm animals on the property. The original application was for 2 cows and 24 chickens, but now he wishes to have goats as well. Ms. Sanchez stated that her uncle rescued the goats from an auction. Mr. Oris asked what exactly the applicant is asking a Use Variance for, specifically, what and how many animals. Mr. Oris asked if there were any permits for the fenced in pen area. Ms. Keenan asked if there was a shelter for the animals, which there is. Marked as Exhibits A-1 through A-23 where photos of the site. Ms. Sterner would like more information on the rescuing of the goats. Mr. Oris stated that the current survey does not show all the accessory structures in the rear. Mr. Oris explained that per the township Ordinance and based on the 3.35 acres owned, the tenant would be allowed up to 25 female chickens and no roosters, that shelter must be provided and proper fencing. These items would be under the jurisdiction of the township's code enforcement officer. After some discussion, Mr. Valazquez decided to withdraw application #2025-13.

- C. Application #2026-02
David Hill
15 West Brig Drive
Block 313, Lot 9
Bulk Variance

Applicant, David Hill, was sworn in. Mr. Hill is the owner of the property, as well as the builder for a proposed two-story, single-family residence on pilings. Applicant is requesting a Variance for lot depth of 80.5 feet, where 87 feet is required. The proposed residence will meet all other required setbacks. Mr. Oris reviewed his letter dated April 9, 2026. The vinyl bulkhead has been replaced recently. Mr. Oris discussed the upland lot area and believes the applicant requires a Variance for same. After some discussion, it was determined that the applicant is proposing minimum lot area (upland) of 4,000 sq. ft., where 4,350 sq. ft. is required. All HVAC and outside mechanical equipment will comply. Mr. Hill testified that there will be no negative impact on the neighborhood and the proposal is consistent with the neighborhood. All roof run-off will be directed toward the street. Marked as Exhibit A-1 was the proposed architectural plan for the site. The proposed residence will have four bedrooms and ample off-street parking. The Chairman asked if the bulkhead is in line with the neighboring properties, which it is.

On a motion by Ms. Sterner, seconded by Mr. Hollingsworth, the application was opened to the public. All aye. There being no public wishing to comment, on a motion by Ms. Sterner, seconded by Mr. Hollingsworth, the meeting was closed to the public. All aye.

On a motion by Ms. Robinson seconded by Ms. Sterner, application #2026-02 was approved, granting Variances for lot depth and minimum upland lot area, as well as a waiver from the street tree requirement. Roll Call:

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

10. CORRESPONDENCE:

N/A

11. OPEN TO THE PUBLIC:

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

12. BOARD DISCUSSION / COMMENTS:

None

13. CLOSED SESSION:

N/A

14. ADJOURNMENT:

The meeting was adjourned at 8:52 p.m.

Respectfully submitted,



Robin Schilling,
Zoning Board Recording Secretary



Greg Leszega, Chairman
Township of Little Egg Harbor
Zoning Board