

LITTLE EGG HARBOR TOWNSHIP ZONING BOARD

665 Radio Road  
Little Egg Harbor, NJ 08087

Minutes of Meeting Held On June 10, 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, Frank Colandrea, William Stenger & Kenneth Maxwell

ABSENT were Barbara Sterner, William Hollingsworth, Jr., Steve Clanton & Kimberly Robinson

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 May 13, 2026 was made by Mr. Colandrea, seconded by Mr. Stenger. Roll Call:

Stenger – Yes	Maxwell – Yes	Colandrea – Yes
Keenan – Yes	Leszega – Yes	

6. RESOLUTIONS OF MEMORIALIZATION:

- A. **Resolution #2026-10**  
David Hill  
Application #2026-02  
15 West Brig Drive  
Block 313, Lot 9

Ms. Rumpf read Resolution #2026-10 into the record. On a motion by Mr. Colandrea, seconded by Ms. Keenan, Resolution #2026-10 was memorialized. Roll Call:

Stenger – Yes	Maxwell – Yes	Colandrea – Yes
Keenan – Yes	Leszega – Yes	

**7. OLD BUSINESS:**

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

Richard Kitrick, Esquire for the applicants. Ms. Rumpf provided a summary of the prior meeting testimony. Mr. Kitrick stated that in accordance with the revised survey, the warehouse building has been relocated and he also provided two AI renderings of the site. The requested handicap space has been added. Applicants previously requested a stormwater management waiver. The proposed lot coverage is 76.99% and 74.6% is existing. The Chairman stated that he had hoped the applicants would have done more to clean up the site since the last meeting. Sworn in applicant, Timothy Callahan. Mr. Callahan testified that the truck being worked on was his employees, and he was just helping him out as his family was going through a tough time. He would agree that as a condition of approval, no auto repair would be allowed outside on the site. The boat on the site is not his, and he is trying to get it removed. Mr. Stenger asked for clarification on the height of the proposed structure and where the gates will be located. There will be two 8 foot gates along the Fourth Avenue side and one on the North Green Street side. Mr. Oris discussed the location of the fence on Fourth Avenue, and applicant agreed to move it back 8 feet and the survey will be revised to reflect same. Mr. Oris also advised that the applicants must create an ADA stone dust path from the ADA parking spot to the building. Mr. Maxwell had concerns with the school traffic on Fourth Avenue and hoped for a landscaping plan. The ingress and egress was discussed, as well as the school traffic. Applicants will use the entrance along North Green Street for ingress and exit through the gates on Fourth Avenue. Mr. Kitrick reminded the board that the applicant will only access the property in the morning with materials from Tuckerton Lumber and leave after the floating dock is made to delivery same. The Chairman asked Mr. Callahan if he can operate his business with the conditions being imposed, and he indicated that he could. Ms. Keenan asked if the gates will be closed when not in use, which Mr. Callahan agreed to. Applicants will add some landscaping along Fourth Avenue, staying out of the site triangle, and will also plant grass seed. The Chairman asked about the neighboring fences and buffering. Ms. Rumpf read all the conditions of approval agreed to, including no residential use on the first floor. The existing free standing sign will remain.

On a motion by Mr. Colandrea, seconded by Ms. Keenan, the application was opened to the public. All aye. There being no public present, on a motion by Mr. Colandrea, seconded by Ms. Keenan, the application was closed to the public. All aye.

On a motion by Mr. Colandrea, seconded by Mr. Maxwell, application 2025-11 was approved.  
Roll Call:

Stenger – No	Maxwell – Yes	Colandrea – Yes
Keenan – Yes	Leszega – Yes	

**8. NEW BUSINESS:** N/A

**9. CORRESPONDENCE:** N/A

**10. OPEN TO THE PUBLIC:**

There was no public present in the courtroom, accordingly, the meeting was not opened to the public.

**11. BOARD DISCUSSION / COMMENTS:**

The board secretary will be sending out sympathy cards to two prior board members families. The board secretary advised the board that Ms. Melanie Sanchez stopped by regarding the outcome of one of last month's applications.

**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 \$641.00 to Rumpf Law, PC and (b) 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 Mr. Stenger. Roll Call:

Stenger – Yes  
Keenan – Yes

Maxwell – Yes  
Leszega – Yes

Colandrea – Yes

**13. CLOSED SESSION:**

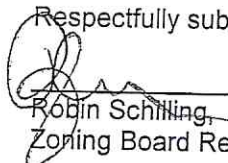
On a motion by Mr. Stenger, seconded by Ms. Keenan, the board went into executive session. All aye. The board reconvened on a motion by Mr. Colandrea, seconded by Mr. Stenger, All aye.

No official action was taken.

**14. ADJOURNMENT:**

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

Respectfully submitted,

  
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Robin Schilling,  
Zoning Board Recording Secretary

  
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Greg Leszega, Chairman  
Township of Little Egg Harbor  
Zoning Board