

LITTLE EGG HARBOR TOWNSHIP ZONING BOARD

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

Minutes of Meeting Held On July 8, 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 Arlene Keenan, Barbara Sterner, William Hollingsworth, Jr., Steve Clanton, Frank Colandrea, Kimberly Robinson & Kenneth Maxwell / ABSENT was William Stenger

APPEARING FOR THE PROFESSIONALS:

Brian 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 June 10, 2026 was made by Mr. Colandrea, seconded by Ms. Keenan. Roll Call:

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

6. OLD BUSINESS:

A. Application #2025-19

Samy Gerges

1079 Radio Road / Block 326.218, Lot 25 & Block 326.24, Lot 1.01
Use & Bulk Variances

At the request of applicant's attorney, this application will be carried to the September 9, 2026 Zoning Board meeting, with no additional notice required. The applicant waives any time constraints the board may have through October 30, 2026. On a motion Ms. Sterner, seconded by Mr. Hollingsworth, application #2025-19 was carried. Roll Call:

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

7. NEW BUSINESS:

A. Application #2026-01

Peter & Amy Lawrie

12 Champions Drive / Block 330.11, Lot 6
Bulk Variances

Kevin Quinlan, Esquire for the applicant. Sworn in applicant, Peter Lawrie. Applicant wishes to install an in-ground pool, pool equipment and fence within the front yard. Applicant lives on a corner lot, so he has two front yards. Applicant agreed that any non-compliant fencing will be fixed. The proposed location of the pool is furthest from the two neighbors. All backwash will be directed to the street. A fence permit has already been applied for. There will be two 4 ft. pool safe gates installed along the Champions Drive part of the yard. Marked as Exhibit P-1 was a drawing of the proposed gate. The Chairman asked for additional information on where the pool equipment will be located. Ms. Robinson asked for some clarification on where the fence will be installed. Mr. Oris reviewed his letter dated May 29, 2026. Mr. Oris asked the applicant if he considered removing the existing deck and placing the pool in its location. Applicant testified that this location would be closer to his neighbors. The fence will be 50% open as required in a front yard. Applicant would like to keep the fence 6ft. in height for privacy. There was discussion on moving the fence out of the Right-of-Way to bring it into compliance. The applicant was asked if there are any other pools in the area on corner lots. Applicant stated there was one a block away. The pool equipment will be at ground level. Mr. Oris suggested moving the pool equipment closer to the house, but applicant agreed to shield the pool equipment with landscaping instead. Mr. Maxwell had concerns with the shared fence between the applicant and his neighbor. Mr. Quinlan read an existing Neighbor Agreement, which Mr. Quinlan will provide to the board secretary and it will be marked as Exhibit P-2. As a condition of approval, the applicant agreed to be responsible for the shared fence and if the neighbor removes it, they will replace the fencing.

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

There being no additional testimony or questions, on a motion by Mr. Hollingsworth, seconded by Mr. Clanton, application #2026-01 was approved. Roll Call:

Sterner – Yes

Robinson – Yes

Hollingsworth – Yes

Clanton – Yes

Colandrea – Yes

Keenan – Yes

Leszega – Yes

B. Application #2026-03

Carl J. & Concetta Tina Schmidt

105 East Sail Drive / Block 323, Lot 20

Bulk Variances

Richard Kitrick, Esquire for the applicant. Mr. Kitrick stated that his client's home is currently an older bungalow style home with a flat roof and they plan on demolishing same and rebuilding a new raised home. Sworn in applicant, Concetta Schmidt. Mr. Oris reviewed his letter dated June 9, 2026. Applicant requires Variances for minimum upland lot area, minimum lot depth and maximum lot coverage. Applicant testified that the bulkhead is new. There was discussion regarding the stair platform and covered porch and if a Variance would also be needed for same. Ms. Robinson asked about the door on the first floor. There is an existing concrete apron and the applicant is proposing a paver driveway. Mr. Rumpf asked if there were any plans for any type of accessory structure or shed, which there is not. Mr. Maxwell asked for additional testimony on the impervious coverage. Mr. Rumpf asked if there are any existing drainage issues on the property. Ms. Robinson asked about the location of the electric meter.

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

There being no additional testimony or questions, on a motion by Ms. Robinson, seconded by Mr. Hollingsworth, application #2026-03 was approved with the conditions set forth. Roll Call:

Sterner – Yes
Clanton – Yes

Robinson - Yes
Colandrea - Yes

Hollingsworth - Yes
Keenan - Yes

Leszega - Yes

8. RESOLUTIONS OF MEMORIALIZATION:

A. Resolution 2026-11

Callahan

Application #2025-11

500 North Green Street / Block 225, Lot 6

Mr. Rumpf stated that he spoke to Mr. Kitrick about adding some additional language to the Resolution regarding cleaning up the property. Mr. Rumpf read Resolution #2026-11 into the record. There was discussion on what should be cleaned up prior to the new workshop being built, and what was previously agreed to not be allowed on site. On a motion by Mr. Colandrea, seconded by Ms. Sterner, Resolution #2026-11 was memorialized. Roll Call:

Sterner – Yes

Robinson - Abstain

Hollingsworth - Abstain

Clanton – Abstain

Colandrea - Yes

Keenan - Yes

Leszega - Yes

9. CORRESPONDENCE:

The board secretary read a thank you note from former board member, Lou Mankowski.

10. OPEN TO THE PUBLIC:

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

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 \$2,006.25 to Remington & Vernick Engineers,
a payment of \$2,147.13 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. Keenan, seconded by Mr. Colandrea. Roll Call:

Sterner – Yes
Clanton – Yes

Robinson - Yes
Colandrea - Yes

Hollingsworth - Yes
Keenan - Yes

Leszega - Yes

13. BOARD DISCUSSION / COMMENTS:

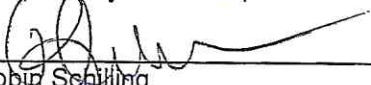
Mr. Rumpf provided the board with some background on the memorialization process of resolutions and what would happen if the board did not memorialize a resolution.

The Chairman suggested that putting time frames / deadlines in approvals might be helpful in the future.

14. ADJOURNMENT:

The meeting was adjourned. All aye.

Respectfully submitted,



Robin Schilling,
Zoning Board Recording Secretary



Greg Leszega, Chairman
Township of Little Egg Harbor
Zoning Board