

LITTLE EGG HARBOR TOWNSHIP ZONING BOARD

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

Minutes of Meeting Held On August 12, 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:

Brian Rumpf, Esquire of Rumpf Law, Zoning Board Attorney
Pam Hilla, PE of Remington & Vernick, Zoning Board Engineer

5. RESOLUTIONS OF MEMORIALIZATION:

A. Resolution #2026-12

Peter & Amy Lawrie
Application #2021-01
12 Champions Drive / Block 330.11, Lot 6

Mr. Rumpf read Resolution #2026-12 into the record. On a motion by Ms. Sterner, seconded by Mr. Colandrea, Resolution #2026-12 was memorialized. Roll Call:

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

B. Resolution #2026-13

Carl J. & Concetta Tina Schmidt
Application #2026-03
105 East Sail Drive / Block 323, Lot 20

Mr. Rumpf read Resolution #2026-13 into the record. On a motion by Ms. Sterner, seconded by Mr. Colandrea, Resolution #2026-13 was memorialized. Roll Call:

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

6. APPROVAL OF MINUTES -

A motion to approve the minutes of the meeting of July 8, 2026 was made by Ms. Keenan, seconded by Mr. Colandrea. Roll Call:

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

7. OLD BUSINESS:

N/A

8. NEW BUSINESS:

- A. Application #2025-04 **(TO BE CARRIED & RENOTICED)**
Joseph A. Courter, Jr.
245 Great Bay Boulevard
Block 295, Lots 1, 2, C0201, C0202, C0203, C0204 C0205

Due to a noticing error, this application will not be heard. Applicant's attorney, Kevin Quinlan, requested a special meeting. On a motion Mr. Colandrea, seconded by Ms. Sterner, application #2025-04 was carried to a Special Meeting to be held on Tuesday, September 1, 2026 at 7:00 p.m., with notice required. Roll Call:

Sterner – Yes
Colandrea – Yes

Robinson – Yes
Keenan – Yes

Hollingsworth – Yes
Leszega - Yes

Stenger - Yes

- B. Application #2026-05
CabCo, LLC
33 Peterson Drive
Block 158, Lot 2
Building on an unimproved road

Richard Visotsky, Esquire for the applicant. Sworn in Garth Cabral for the applicant. Mr. Visotsky stated the applicant is seeking a Variance to build on a semi-unimproved road. The applicant is proposing to make some road improvements, but not in accordance with the township's standards. Applicant is proposing a two bedroom, one bathroom residence, with two off-street parking spaces, well and septic and no Variances requested for the structure. The property is adjacent to Spruce Street, which is a paper street. Sworn in Donna Bullock, Morgan Engineering, who provided her background. Ms. Bullock provided a summary of the plan dated April 28, 2026. Marked as Exhibits A-1 through A-6 were photos of the site. Roof drains will be provided and directed toward the paper street. Ms. Bullock stated the applicant is proposing to connect to the existing dirt drive, with some improvements to the paper street for emergency vehicle turn-around. Ms. Hilla discussed the township's requirements for road improvements and there was discussion on the use of the paper street, which is owned by the township. Mr. Rumpf stated that the applicant is proposing to cut down trees on township owned property and suggested that the applicant reach out to the township with regard to same. There was also questions as to who would maintain the street, as well as mail and trash service. Applicant stated that the owner would maintain the street. Mr. Hollingsworth liked the idea of providing a turn-around, but using the township's property is not this board's jurisdiction.

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

The Chairman suggested the application be carried to allow the applicant time to speak to the township about Spruce Street and determine where mail and trash pick-up will be located. On a

motion by Ms. Sterner, seconded by Mr. Hollingsworth, application #2026-05 was carried to the October 14, 2026 meeting, with no additional notice required. Roll Call:

Sterner – Yes
Colandrea – Yes

Robinson – Yes
Keenan – Yes

Hollingsworth – Yes
Leszega - Yes

Stenger - Yes

C. Application #2026-06
Erik Chodnoff
40 Oak Lane
Block 291.07, Lot 14.02
Bulk Variances

Francis Ballak, Esquire for the applicant. Sworn in applicant, Erik Chodnoff. The undersized, triangle shaped lot has been in existence since 1959. There is an existing utility easement on the site. Sworn in applicant's engineer, Craig R. Hurless, who provided his background. Applicant is proposing to construction a two-story, single family home, approximately 1,600 sq. ft. and is not requesting any Variances for the structure. Applicant requires Variances for lot size of 5,469, where 7,500 is required and lot depth of 79.04 ft., where 100 ft. is required. Marked as Exhibit A-1 was the plan submitted with the application. Marked as Exhibit A-2 was page #49 of the township's tax map. Mr. Hurless discussed the Variances needed and the positive and negative criteria. The Chairman asked if the applicant contacted any of the neighbors to acquire additional property, which he did not, because that would result in their properties not being in compliance. Ms. Sterner asked about the height of the home and Ms. Robinson asked where the water / sewer hook-ups would be located. Mr. Stenger asked for clarification on the "N/A" for the rearyard setback. Ms. Hilla provided clarification as to same. Ms. Hilla asked if the parking spots would be uncovered and how the roof run-off would be handled. Ms. Keenan asked if the trees on the site would be removed, which they will. Ms. Hilla discussed the existing sidewalk encroachment and buffering in the rear. Applicant agreed to continue the 6 ft. fence in the rear of the property. Ms. Robinson asked if there would be a walking path to the concrete driveway. There are no accessory structures, garage or basement being proposed.

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

William Ashley (sworn in) – Mr. Ashley lives at 31 Oak Leaf Drive and is a rear neighbor to the site. Mr. Ashley expressed his concern on the size and location of the proposed residence.

Kathleen Ashley (sworn in) – Ms. Ashley stated there are three surrounding properties that will be effected by the proposed residence. She stated that most of the homes in the area are ranch style and this house will loom over her property.

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

Ms. Keenan asked the applicant if he would consider a ranch style house. A ranch style home would require encroachment into the setbacks. Ms. Sterner stated that she would rather give a Variance then see a two-story house if most of the homes are ranch styles. The proposed dwelling is not directly in front of the Ashley's property. The Chairman and Ms. Robinson both discussed Variances verses a complaint two-story residence. Mr. Rumpf spoke on the property being in futile and the case law on undersized lots. It is not a self-created hardship. Ms. Keenan and Ms. Robinson would like to see what the proposed residence will look like. After some discussion regarding same, on a motion by Mr. Colandrea, seconded by Ms. Sterner, application #2026-06 was carried to the September 9, 2026 meeting with no additional notice to allow the

applicant to provide architectural drawings of the proposed dwelling and update the plan to include walkways, landscaping, trees and to fix typos.

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

Ms. Robinson stepped down from the dais for the next application and Mr. Maxwell took her place.

D. Application #2026-04
John LeVance
625 Route 9 North
Block 160, Lot 7
Use Variance

Kevin Quinlan, Esquire for the applicant. Marked as Exhibit A-1 were photographs of the site. Applicant is proposing a food trailer to operate April through December from 9:00 a.m. to 6:00 p.m. and picnic tables and parking for customers, but no table service. Applicant is seeking a waiver from a formal site plan as part of this application. There is also a pre-existing single family residence in the rear of the site. Mr. Quinlan stated the food truck is an accessory use to the existing business and that the applicant's son will run the food truck. Sworn in applicant, John LeVance. Mr. Colandrea asked if the owner of the diner is aware of the proposed food truck. Mr. Quinlan responded that he provided him with information. The applicant stated he has the necessary Ocean County Board of Health approvals and will be serving hot dogs, hamburgers, cheese steaks and french fries. Mr. Rumpf provided information to the board on a "D" Variance for the use. There was discussion if the food truck was a separate use, so Mr. Rumpf asked the board to be polled to see if they feel that the food truck is a separate use and a "D" Variance is needed:

Sterner – Yes	Maxwell – Yes	Hollingsworth – No	Stenger - Yes
Colandrea – Yes	Keenan – Yes	Leszega - Yes	

Mr. Rumpf discussed the Waiver for the site plan requirement. Mr. Quinlan stated that there are no proposed permanent improvements or additional lighting, and a site plan would not show anything different than the survey submitted, except the five parking spots by the food truck. Mr. Rumpf asked that they board be polled to determine if a site plan should be prepared:

Sterner – Yes	Maxwell – Yes	Hollingsworth – No	Stenger - Yes
Colandrea – Yes	Keenan – Yes	Leszega - Yes	

The Waiver was denied.

On a motion Ms. Keenan, seconded by Mr. Colandrea, application #2026-04 was carried to October 14, 2026 with notice required. Roll Call:

Sterner – Yes	Maxwell – Yes	Hollingsworth – Yes	Stenger - 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, seconded by Mr. Colandrea, the meeting was opened to the public. All aye. There being no public wishing to comment, on a motion Ms. Sterner, seconded by Mr. Colandrea, the meeting was closed to the public. All aye

11. 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 \$11,650.00 to Remington & Vernick Engineers; 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 Ms. Sterner, seconded by Mr. Colandrea. Roll Call:

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

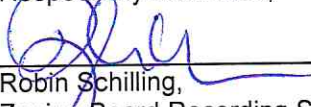
12. BOARD DISCUSSION / COMMENTS:

The Chairman discussed the non-conforming lot issue. Mr. Rumpf provided the board with clarification as to same. Mr. Maxwell asked why the board does not have a landscape architect (Scott Taylor) anymore. Remington & Vernick has a landscape architect that is used when needed. Mr. Taylor did not submit an RFP for the year.

13. ADJOURNMENT:

The meeting was adjourned at 10:00 p.m.

Respectfully submitted,



Robin Schilling,
Zoning Board Recording Secretary



Greg Leszega, Chairman
Township of Little Egg Harbor
Zoning Board