

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

Minutes of a Special Meeting Held on September 1, 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, Steve Clanton, Frank Colandrea, Kimberly Robinson, William Stenger & Kenneth Maxwell
ABSENT: William Hollingsworth, Jr.,

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. 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

Kevin Quinlan, Esquire for the applicant. Mr. Quinlan provided a summary of the proposed project, stating that there was no proposed changes to the commercial building, but the applicant is trying to rectify discrepancies that currently exist on the tax maps. The residential portion of the application began in the 1990's. A Use Variance was granted in 2014, with an extension in perpetuity to follow. The prior approval for 22 single family homes was never perfected. Applicant owns the lagoon (Lot 4) as well. Sworn in applicant's engineer, Frank Little. Mr. Rumpf asked for some clarification on the lots being proposed. Marked as Exhibit A-1 was the proposed site plan. Mr. Little stated that most of the Variances on the commercial part of the plan are pre-existing, non-conformities. The Chairman asked if there was any reason the location of the road could not be moved. Mr. Little stated that it cannot go through the DEP protected area. Applicant must maintain the certain existing forested areas per their CAFRA approval. Mr. Oris asked for additional information on the lot history, lot numbering on the commercial area and stated that the Tax Assessor creating a taxable unit, does not create a sub-division. Mr. Little read the historical section of the RVE review letter dated 7/22/2026 into the record for the board and public. Mr. Rumpf asked if the applicant believes the Use Variance still stands and asked if the property has substantially changed from when it received the Variance. Mr. Quinlan and Mr. Little both are of the opinion that it has not changed. There was a great deal of discussion of the validity of the Use Variance. Mr. Little stated that if the existing bulkhead needs to be repaired or replaced it will. Mr. Oris suggested a comparison be done of the site from the original approval in 2014 to present. Marked as Exhibit A-2 was a map prepared by Mr. Little. CAFRA is requiring the applicant to have public access to the water and a public walkway. Ms. Robinson asked if the wetlands would be filled and if there was an LOI letter. She also asked where stormwater inlets would be draining to. Mr. Little stated that they would be draining to the creek through treatment devices. The question of maintenance to the treatment devices was also discussed. All homes

will be on pilings and above the flood plan. Ms. Sterner asked if there would be filling in the lots, which there will. No architectural plans are being provided and applicant is not proposing and Variances for future homes. The letter from West Tuckerton Fire Department was reviewed. The board did not feel comfortable providing a Waiver for the Environmental Impact Statement or Traffic Study. Before the meeting was opened to the public, Mr. Oris provided a summary of what was discussed.

On a motion by Ms. Sterner, seconded by Ms. Robinson, the meeting was opened to the public. All aye.

Maryann Ballman (sworn in) - Ms. Ballman resides on Daddy Tucker Drive and asked about the swan crossing sign that was removed a few months ago, concerned with building would have an impact the existing flooding issue on Daddy Tucker Drive and concerns with additional parking on Great Bay Blvd. Houses on pilings will impact on the view that she pays higher taxes for. Marked as O-1 was a photograph of her view. She also had concerns with the wildlife, public access and how it will effect the lives of residents on her street.

Sharon Hughes (sworn in) - Ms. Hughes had concerns with the public space and filling that would have to be done.

Amanda Mower (sworn in) - Ms. Mower had concerns with the CAFRA permit and Road Crossing Permit, as well as the Stormwater Management being proposed.

Robert Regan (sworn in) - Mr. Regan stated that his home on Flax Isle Drive will be 400 feet from the proposed road. He had concerns with the CAFRA approval and Variance. He asked the board to pay close attention to the buffers and what is being saved verses being clear cut. He expressed his concern on the very low water levels in the lagoon that is part of the application. Mr. Regan said there is existing issues with the water pressure and sewers, as well as street flooding in the area and additional homes will make it worse.

Anthony D'Andrea - Chief D'Andrea of West Tuckerton F.D. stated that the applicant did not provide a copy of the plan to review and he took it upon himself to do same and asked that any revised plans be sent to him.

Susan Regan - Ms. Regan asked for clarification on the Variance needed for the road, Mr. Oris responded. She also had concerns with the sizes of the homes and water access.

Lou Mankowski - Mr. Mankowski asked about the existing septic tank set forth on the plan.

Amanda Mower - Ms. Mower asked if the if the size of a home impacts the stormwater runoff calculations. Mr. Little responded.

Elaine Muzyka (sworn in) - Ms. Muzyka had questions regarding the CAFRA permit and the restrictions they put in place for the site.

Brita Forsberg (sworn in)- Ms. Forsberg thanked the board for not waiving the Environmental Impact Statement and asked how soon revised documents would be able to be viewed.

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

There was conversation on the need for architectural plans. Ms. Sterner and Mr. Stenger asked about grading once the fill was brought in.

On a motion by Mr. Colandrea, seconded by Mr. Stenger, application #2025-04 was carried to the November 18, 2026 Zoning Board Meeting, with no additional notice required. The applicant waived any time constraints the board has to render a decision.

Roll Call:

Sterner – Yes
Colandrea – Yes

Robinson – Yes
Keenan – Yes

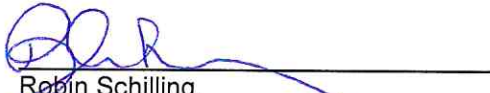
Stenger – Yes
Leszega - Yes

Clanton – Yes

6. 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