

LITTLE EGG HARBOR TOWNSHIP ZONING BOARD

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

Minutes of Meeting Held On September 9, 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, Kimberly Robinson, William Stenger & Kenneth Maxwell

ABSENT: Barbara Sterner, Steve Clanton & 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. RESOLUTIONS OF MEMORIALIZATION:

None

6. APPROVAL OF MINUTES -

A motion to approve the minutes of the meeting of August 12, 2026 was made by Mr. Colandrea , seconded by Mr. Stenger. Roll Call:

Robinson – Yes	Stenger – Yes	Maxwell – Yes
Colandrea – Yes	Keenan – Yes	Leszega - Yes

7. OLD BUSINESS:

- A. Application #2026-06 - **Continued from 8-12-2026**
Erik Chodnoff
40 Oak Lane
Block 291.07, Lot 14.02
Bulk Variances

Francis Ballak, Esquire for the applicant, provided a re-cap of last month's meeting. Also present were the applicant, Erik Chodnoff and his engineer, Craig R. Hurless. Mr. Hurless reviewed the updated plan and house rendering. Mr. Oris referred to his letter dated August 17, 2026 and summarized the notes from the last meeting pertaining to the building height, landscaping, lack of rear yard, on-site parking and fencing. Mr. Oris suggested continuing the proposed fencing by another 20 feet for added shielding of headlights. Applicant agreed to provide a sidewalk easement to the township. Mr. Maxwell liked the added landscaping and asked about the sewer manhole. The sewer will be tied into the line, not the manhole. Ms. Keenan asked if a basement

is being proposed, which it is not. The applicant testified that there are 13 other two story homes in the area, so the proposed structure is not out of character for the neighborhood. He also stated that the house across the street received a Variance in 2008 for lot frontage. Ms. Robinson asked where the HVAC equipment will be located and if a generator is being proposed. On a motion by Ms. Colandrea, seconded by Ms. Keenan, the application was opened to the public. All aye.

Kathleen Ashley (sworn in) – Ms. Ashley believes there are only four other two story houses in the area and had concerns with the new residence blocking her view. She stated that the site is too small for the proposed house and has traffic and safety concerns.

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

Mr. Hurless stated that he looked at the site triangle and believes there is a clear site distance. Mr. Oris suggested planting arborvitae trees to help with the resident's concerns. There was a great deal of discussion on the style of fence to install and what type of arborvitae tree to be planted. The applicant agreed to a "nicer" style fence with standard arborvitae trees planted 5 feet apart. Mr. Stenger suggested an amount of trees be agreed upon, which was 21.

On a motion by Mr. Maxwell, seconded by Mr. Colandrea, application #2026-06 was approved with the conditions set forth by Mr. Rumpf. Roll Call:

Robinson – Yes	Stenger – Yes	Maxwell – Yes
Colandrea – Yes	Keenan – Yes	Leszega - Yes

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

Applicant's attorney, Erica Edwards, by way of email to the board secretary requested this application be carried to the November meeting. On a motion by Mr. Colandrea, seconded Mr. Stenger, application #2025-19 was carried to the November 18, 2026 Zoning Board Meeting, with additional notice required. The applicant granted the board an extension of time to render a decision. Roll Call:

Robinson – Yes	Stenger – Yes	Maxwell – Yes
Colandrea – Yes	Keenan – Yes	Leszega - Yes

8. NEW BUSINESS:

A. Application #2026-07
Jeff & Diane Rapp
785 Nugentown Road
Block 262, Lot 19.02
Bulk Variances

Mr. Colandrea stepped down from the dais due to a personal relationship with the applicant.

Applicant's Jeff and Diane Rapp where sworn in. Mrs. Rapp stated that they wished to construction a 44x36 pole barn for personal use and storage. She stated that the existing shed

will be removed. Mrs. Rapp stated that she also owns the lot behind her residence, so the pole barn will not effect anyone's view. There is a 20x30 storage tent on the property that will also be removed. Ms. Keenan asked if the pole barn would be taller then the residence, which it will. The Chairman asked if the height was necessary. Mr. Rapp stated that it was needed for the lift he will install. Ms. Keenan asked what the purpose of the lean-to would be. Applicant responded that they will use it for BBQ's as a covered outside area. Mr. Oris reviewed his letter dated August 31, 2026. Mr. Oris discussed the height, along with the proposed cupola, which it was agreed would not exceed 29 feet. Applicant is only proposing electric for the pole barn. Applicant testified that they do not believe there is any negative impact to the neighborhood or Master Plan. Applicant will install pavers under the lean-to. The roof run-off will be directed to the existing swail behind the pole barn. Ms. Keenan asked if the applicants would agree to a deed restriction for residential use only, which they will. No trees will be removed and the applicants will maintain the existing arborvitaes. Ms. Keenan asked what color the pole barn would be. Applicants are proposing gray and charcoal, to blend in with the house. Mr. Stenger asked about the roof height and location of the septic field. Mr. Rumpf asked if the applicants had any intention to build on the vacant lot in the rear (Lot 19.01) and discussed the possibility of consolidating it.

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

On a motion by Mr. Stenger, seconded Ms. Keenan, application #2025-19 was approved with the conditions set forth. Roll Call:

Robinson – Yes
Keenan – Yes

Stenger – Yes
Leszega - Yes

Maxwell – Yes

Mr. Colandrea returned to the dais. The board took a brief recess from 8:39 pm to 8:44 pm.

B. Application #2025-14B
Robert Mannix
836 Radio Road
Block 328.12, Lot 1
Use Variance

Kevin Quinlan, Esquire for the applicant. The applicant received an approval from this board in December, 2025 for three 8x10 office spaces, one ADA restroom and parking a parking Waiver for internet car sales offices. The Motor Vehicle Commission ("MVC") is requiring the applicant to have two car sale parking spaces for each office. Applicant is not proposing any changes to the building or offices, just changes to the parking requirements. Sworn in applicant, Robert Mannix. Mr. Mannix testified that the occupants do not need the sale spaces and they not utilize the, but the MVC is requiring them. There will be no public visiting the site and the three offices will share one employee to work approximately 20 hours per week. Marked as Exhibit A-1 was a photo taken of the site earlier today. The residential use at the site has its own garage and driveway and this will not negatively impact the occupant. Mr. Quinlan stated that the current use would be less of an intense use, then that of a some of the other permitted uses for the site. Mr. Mannix explained to the board how the internet sales work. There was a great deal of discussion on the number of spots needed and if the spots that do not meet the standard size. Mr. Maxwell asked if the portion of the parking area was township owned, but it was determined that it part of the neighboring lot. Ms. Keenan asked what would happen if the township installs sidewalks along Radio Road. Applicant would agree to the minimal signage required by the MVC. Mr. Maxwell

feels that the board could make a better decision if they had more than a sketch. He would like to see a plan with measured parking spots. Ms. Robinson & the Chairman agreed. Ms. Keenan discussed the weeds at the site, which applicant agreed to clean up.

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

On a motion by Mr. Maxwell, seconded Mr. Colandrea, application #2025-14A was carried to the December 9, 2026 Zoning Board Meeting, with no additional notice required. The applicant granted the board an extension of time to render a decision. Roll Call:

Robinson – Yes	Stenger – Yes	Maxwell – 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 Mr. Colandrea, seconded by Ms. Robinson, the meeting was opened to the public. All aye. There being no public present wishing to comment, on a motion Mr. Stenger, 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 \$1,890.00 to Rumpf Law; and (b) payment of \$200.00 (x2 meetings) to Robin Schilling as the board's recording secretary. A motion to approve payment of vouchers was made by Mr. Stenger, seconded by Mr. Colandrea. Roll Call:

Robinson – Yes	Stenger – Yes	Maxwell – Yes
Colandrea – Yes	Keenan – Yes	Leszega - Yes

12. BOARD DISCUSSION / COMMENTS:

N/A

13. ADJOURNMENT:

The meeting was adjourned at 10:04 p.m.

Respectfully submitted,



Robin Schilling,
Zoning Board Recording Secretary

Greg Leszega, Chairman
Township of Little Egg Harbor
Zoning Board