LITTLE EGG HARBOR TOWNSHIP ZONING BOARD

665 Radio Road
Little Egg Harbor, NJ 08087

Minutes of Meeting Held On October 14, 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., 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 September 1, 2026 & September 9, 2026 was made by Mr. Colandrea, seconded by Ms. Keenan. Roll Call:

Sterner – Abstain *as to 9/9/26 minutes* Robinson – Yes Hollingsworth – *Abstain to both*
Clanton – Yes Colandrea – Yes Keenan – Yes Leszega – Yes

6. **RESOLULTIONS OF MEMORIALZATION**:

A. Resolution #2026-14
Erik Chodnoff
Application #2026-06
40 Oak Lane / Block 291.07, Lot 14.02

Mr. Rumpf read Resolution #2026-14 into the record. On a motion by Mr. Colandrea, seconded by Ms. Keenan, Resolution #2026-14 was memorialized. Roll Call:

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

B. Resolution #2026-15
Jeff & Diane Rapp
Application #2026-007
785 Nugentown Road / Block 262, Lot 19.02

Mr. Rumpf read Resolution #2026-15 into the record. On a motion by Ms. Keenan, seconded by Ms. Robinson, Resolution #2026-15 was memorialized. Roll Call:

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

7. OLD BUSINESS:

A. Application #2026-05 (carried from August 12, 2026)
CabCo, LLC
33 Peterson Drive
Block 158, Lot 2
Building on an unimproved road

Richard Visotcky, Esquire for the applicant. Mr. Visotcky summarized the testimony from the August 12, 2026 meeting and stated applicant is proposing to improve the residential street with 4 inch road gravel on the entire lot frontage. Mr. Visotcky read the letter received from the Little Egg Harbor Traffic Safety Officer, stating they have no concerns, but suggested a Yield or Stop Sign be added. He also reached out to the Little Egg Harbor Department of Public Works regarding trash and recycling pick-up, but was told it was too premature to determine a pick-up location. Sworn in Donna Bullock, Morgan Engineering, who explained the modifications made to the plan since the last meeting. Ms. Keenan asked about the tree clearing on Spruce Street. Mr. Oris explained that any tree clearing on Spruce Street would warrant a Road Opening Permit from the township. The board secretary read Chief Frank Runza's (Parkertown Fire Department) email into the record. Mr. Oris reviewed his letter dated July 24, 2026. Mr. Oris asked how the recharge of stormwater would be handled. Ms. Bullock stated that the applicant would comply with stormwater management regulations and maintenance fees for same. Mr. Oris stated that maintenance and snow plowing of the road would be the responsibility of the homeowner and will be set forth in the resolution and deed. The width of the existing access road will be widened to match this site. Ms. Keenan asked if the Post Office was contacted and Mr. Visotcky advised that they will let the applicant know where they want it placed.

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

Mr. Maxwell expressed his concern with lacking information on stormwater management. Mr. Oris stated that the township is under no obligation to pave the road, which will be part of any approval, if granted.

On a motion by Mr. Colandrea, seconded by Ms. Keenan, application #2026-05 was approved with the conditions read by Mr. Rumpf. Roll Call:

The board secretary announced that since Mr. Clanton did not hear the first part of this application in August that Mr. Maxwell would be a voting member on this application.

Sterner – Yes	Robinson – Yes	Hollingsworth – Yes	
Maxwell – Yes	Colandrea – Yes	Keenan – Yes	Leszega – Yes

B. Application #2026-04 (TO BE CARRIED TO THE 12/09/26 MEETING)
John LeVance
625 Route 9 North
Block 160, Lot 7
Use Variance

At the request of the applicant's attorney, Kevin Quinlan, this application will be carried to the December 9, 2026 meeting with additional notice required. On a motion by Mr. Colandrea,

seconded by Mr. Hollingsworth, application #2026-04 is carried to the December 9, 2026 meeting with notice required. Roll Call:

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

8. NEW BUSINESS:

A. Application #2026-09
Sean Hybbeneth
955 Nugentown Road
Bl;ock 262, Lot 2.23
Bulk Variances

Applicant, Sean Hybbeneth, was sworn in. Applicant is proposing a 24x30 pole barn with covered porch area for personal storage and no commercial or residential use. Applicant plans on coloring matching the pole barn to the existing residence as close as possible and to use his existing driveway to access the barn. Mr. Oris reviewed his letter dated August 24, 2026. Applicant requires Variances for maximum square footage and sideyard setback. Applicant will comply with Mr. Oris' request to comply with runoff to a dry well. The height of the pole barn will be 13 feet. Applicant is proposing electric for the pole barn, but not water. Marked as Exhibit A1 was an enlarged copy of the survey showing the septic and well location. Mr. Oris stated that a plot plan by be required. Ms. Keenan asked how far the neighbor's house is to the property line. Applicant will agree to a deed restriction for no commercial or residential use in the pole barn. The sideyard setback was discussed in great length. The applicant agreed to plant arborvitae trees between the pole barn and the fence. The applicant agreed to increase the sideyard setback to 6 feet. The Chairman asked if there was anyway to get the sideyard setback to 8 feet. Ms. Robinson asked the applicant how he was measuring to ensure proper numbers. Mr. Maxwell stated the applicant has plenty of room to conform and the structure is very close to the neighbor, that he feels the sideyard setback should be met.

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

Denise O'Keefe (sworn in) – Mr. O'Keefe made some suggestions regarding the proposed arborvitae plantings and asked about impervious coverage. Mr. Oris responded that he was under the impervious coverage limit.

Gene Sullivan (sworn in) – Mr. Sullivan believes the sideyard setback should be met since the lot is very large.

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

After some discussion on the sideyard setback, the applicant agreed to carry the application to the December 9, 2026. On a motion Mr. Colandrea, seconded by Mr. Hollingsworth, the application was carried to December 9, 2026 with no additional notice required. Roll Call:

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

B. Application #2026-10
Oak Hill General Contractors, LLC
15 Birchwood Drive
Block 190.02, Lot 8
Bulk Variance

Kevin Quinlan, Esquire for the applicant. Applicant is proposing to build a two-story, single-family home on an unimproved dirt road. Well and septic approval has already been received. Applicant is requesting a waiver from curbing and sidewalks since none of the other homes on the street have same. Sworn in Rick Heim for Oak Hill General Contractors, LLC. The proposed residence will not require any Variances. Applicant agrees to a deed restriction that the township is not responsible to maintain or snow plow the road. A turnaround area past the residence is being proposed. Mr. Oris suggested that the plan be reviewed by the police department's traffic safety officer and fire department.

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

On a motion by Ms. Robinson, seconded by Ms. Keenan, application #2026-10 was approved with the conditions read by Mr. Rumpf. Roll Call:

Sterner – Yes	Robinson – Yes	Hollingsworth – Yes	
Maxwell – Yes	Colandrea – Yes	Keenan – Yes	Leszega – Yes

The board took a brief recess from 8:40 pm to 8:50 pm.

C. Application #2026-08
Calvary Baptist Church
850 Railroad Drive
Block 170, Lot 3.02
Block 190, Lots 1, 2.01, 2.03, 2.09, 2.10, 2.11 & 2.12

Robert Shinn, Esquire for the applicant. The applicant is seeking preliminary and final site plan approval, and a Use Variance. Sworn in Pastor Michael Dellaperute. The Pastor provided a history of the church and its services to the community. The churches is looking to expand to accommodate its growing congregation by with a larger meeting area and additional parking The original chapel is in disrepair, but they have saved some of the historical pieces. Mr. Shinn read the Little Egg Harbor Police Department's Traffic Safety Officer's letter into the record. Sworn in Andrew Schaeffer, applicant's engineer. Applicant requires a Variance for expansion of a non-conforming Use (the church). The existing number of seats the church can hold is 325, and they wish to expand to 525 seats. The proposed paved and curbed parking expansion will reduce the number of ingress and egress onto Railroad Drive. The main use of the building will happen on Sunday, with a lesser use on Wednesday evening. Applicant also requires a Variance for the proposed accessory structure (Gazebo) within the frontyard setback. Mr. Oris reviewed his letter dated August 12, 2026. Mr. Oris stated that he believes additional ADA parking sports will be required in the separate parking lots. Ms. Robinson asked if ADA compliant walkways and crosswalks would be required for the parking lots off of Railroad Drive, which applicant will provide. Applicant has applied for county approval and will consolidate the lots if CAFRA approves same. There will be a restricted area of the site that was shown on the plan. Applicant will comply with the EVC requirements. Applicant does not wish to expand the trash enclosure area, as the current area will remain sufficient. Low shrubs will be added to part of the parking

area to help shield headlights to the residences alongside the parking lot. One new basin is being proposed on the Railroad Drive parking lot side of the site.

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

Craig Golan – Mr. Golan supports the expansion of the church and parking areas.

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

Mr. Oris discussed the traffic and the Chairman asked about large events being hosted. Ms. Keenan feels the use is a necessity. Mr. Shinn stated that he verbally spoke to Chief Runza with the neighboring Parkertown Fire Department and he had no issues with the expansion.

On a motion by Ms. Keenan, seconded by Ms. Sterner, application #2026-08 was approved with the conditions read by Mr. Rumpf. Roll Call:

Sterner – Yes	Robinson – Yes	Hollingsworth – Yes	
Maxwell – Yes	Colandrea – Yes	Keenan – Yes	Leszega – Yes

9. CORRESPONDENCE:

None

10. OPEN TO THE PUBLIC:

A motion to open to the public was made by Mr. Hollingsworth, seconded by Ms. Sterner. All aye. There being no public present wishing to comment, on a motion by Mr. Colandrea, seconded by Mr. Hollingsworth, the meeting was closed to the public. All aye.

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 $12,527.50 to Remington & Vernick Engineers; (b) payment of $2,294.77 to Rumpf Law, PC; and (c) 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 Ms. Robinson. Roll Call:

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

13. BOARD DISCUSSION / COMMENTS:

The board secretary reminded the board that the November meeting was on the 18th, not 11th due to Veteran's Day.

The Chairman encouraged board members to drive out and see the properties in person.

14. ADJOURNMENT:

The meeting was adjourned at 9:39 p.m.

Respectfully submitted,

Robin Schilling,
Zoning Board Recording Secretary

Greg Leszega, Chairman
Township of Little Egg Harbor
Zoning Board