

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

**Minutes of Meeting Held On July 10, 2024**

1. Meeting called to order at 7:00 p.m. by Chairman Sullivan.
2. Reading of the Sunshine Law & Notice of Public Meeting.
3. FLAG SALUTE
4. ROLL CALL:

PRESENT Chairman Eugene Sullivan, Vice-Chairman Greg Leszega, Barbara Sterner, Jr., Steve Clanton, Kimberly Robinson, Frank Colandrea & Louis Mankowski

ABSENT were Suzanne Musto-Carrara, Arlene Keenan, William Hollingsworth, Jr. & William Stenger

APPEARING FOR THE PROFESSIONALS:

Debra 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 12, 2024 was made by Mr. Leszega, seconded by Ms. Sterner. Roll Call:

Sterner – Yes	Mankowski – Yes	Robinson – Abstain	Colandrea – Yes
Clanton – Abstain	Leszega – Yes	Sullivan - Yes	

6. RESOLUTIONS OF MEMORIALIZATION:

- A. Resolution of Denial #2024-09  
DW Route 9 Little Egg Harbor, LLC / Application #2023-12  
879 Route 9 North / Block 172, Lot 9.01  
Use Variance & Preliminary & Final Site Plan Approval

After Ms. Rumpf summarized Resolution #2024-09 into the record, a motion was made by Mr. Leszega, seconded by Ms. Sterner, to memorialize Resolution #2024-09. Roll Call:

Sterner – Yes	Mankowski – Yes	Robinson – Abstain	Colandrea – Yes
Clanton – Abstain	Leszega – Yes	Sullivan - Yes	

7. OLD BUSINESS:

None

8. NEW BUSINESS:

- A. Application #2024-02  
Lawrence Anderson & Stephanie Huntzinger  
112 East Boat Drive / Block 322, Lot 26  
Bulk Variances

Sworn in applicant, Lawrence Anderson. Applicant purchased the subject property that was damaged during Super Storm Sandy. The shed depicted on the survey has already been removed. Mr. Oris reviewed his letter dated June 24, 2024, stating the applicant is seeking two variances, one for lot area and the other for lot depth. Applicant's engineer, Rami Nasser, was sworn in. Mr. Nasser stated the applicant is not able to acquire any additional property from any neighbor to make his lot compliant. Applicant's new residence will meet all FEMA requirements. Mr. Oris placed on the record that Boat Drive is prone to flooding and applicant acknowledged same. Mr. Oris asked if the proposed residence would comply with the height ordinance, which it will. Marked as Exhibit A-1 was a proposed architectural rendering of the new residence. Applicant agreed to update the survey to remove the shed and include elevations.

On a motion by Mr. Leszega, seconded by Mr. Mankowski, the meeting was opened to the public. All aye. There being no public present wishing to comment, on a motion by Mr. Leszega, seconded by Mr. Mankowski, the meeting was closed to the public. All aye.

There being no additional testimony, on a motion by Mr. Leszega, seconded by Mr. Mankowski, application #2024-02 was approved.

Sterner – Yes  
Clanton – Yes

Mankowski – Yes  
Leszega – Yes

Robinson – Yes  
Sullivan – Yes

Colandrea – Yes

9. CORRESPONDENCE:

None

10. OPEN TO THE PUBLIC:

A motion to open to the public was made by Mr. Leszega, seconded by Mr. Mankowski. All aye. There being no public present wishing to comment, a motion to close to the public was made by Mr. Leszega, seconded by Mr. Mankowski. All aye.

11. BOARD DISCUSSION / COMMENTS / ANNOUNCEMENT:

Ms. Rumpf advised the board that the litigation for the Seaside Capital, LLC denied application is scheduled for a pre-trial conference and will possibly be heard by the judge in September.