

# LITTLE EGG HARBOR TOWNSHIP ZONING BOARD

665 Radio Road  
Little Egg Harbor, NJ 08087

## Minutes of Meeting Held On February 5, 2025

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, Barbara Sterner, William Hollingsworth, Jr., Steve Clanton, Frank Colandrea, & William Stenger

ABSENT were Suzanne Musto-Carrara, Arlene Keenan, Kimberly Robinson, Louis Mankowski & John Greco

### APPEARING FOR THE PROFESSIONALS:

Debra Rumpf, Esquire of Rumpf Law, Zoning Board Attorney

### 5. APPROVAL OF MINUTES -

A motion to approve the minutes of the meeting of January 8, 2025 was made by Ms. Sterner, seconded by Mr. Hollingsworth. Roll Call:

Sterner – Yes	Hollingsworth – Yes	Clanton – Yes
Colandrea – Yes	Stenger – Yes	Leszega - Yes

### 6. RESOLUTIONS OF MEMORIALIZATION:

- A. Resolution #2025-01 - #2025-06  
Appointment of Chairman, Vice-Chairperson,  
Board Secretary & Professionals

A motion to memorialize Resolutions 2025-01 through 2025-06 was made by Mr. Hollingsworth, seconded by Ms. Sterner. Roll Call:

Sterner – Yes	Hollingsworth – Yes	Clanton – Yes
Colandrea – Yes	Stenger – Yes	Leszega - Yes

- B. Resolution #2025-07  
Amalia Denisco – Application #2024-10  
14 South Miami Drive  
Block 325.30, Lot 8

After Ms. Rumpf read a summary of Resolution 2025-07 into the record, a motion to approve was made by Ms. Sterner, seconded by Mr. Hollingsworth. Roll Call:

Sterner – Yes	Hollingsworth – Yes	Clanton – Yes
Colandrea – Yes	Stenger – Yes	Leszega - Yes

**7. OLD BUSINESS:**

- A. Application #2024-11  
Geoff & Debra Bolich (Ocean Gem, LLC)  
17 Lake Saint Claire Drive / Block 325.54, Lot 10

For the record it was announced that this application has been withdrawn.

**8. NEW BUSINESS:**

- A. Application #2023-11A  
AVB Real Estate, LLC  
1310 North Green Street / Block 78, Lot 3  
Final Site Plan Approval

By way of correspondence from the applicant's attorney, Kevin Qinlan, this application has been requested to be carried to the March 12, 2025 Zoning Board Meeting, with no additional notice required. On a motion by Ms. Sterner, seconded by Mr. Hollingsworth, application #2023-11A was carried. Roll Call:

Sterner – Yes	Hollingsworth – Yes	Clanton – Yes
Colandrea – Yes	Stenger – 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. Hollingsworth. All aye.

Jack Edmunds (sworn in) - Dr. Edmunds advised the board that he has begun doing research on an alternate route around Tuckerton as the township is growing very fast. He also generally brought up a question regarding a sub-division application, in which Ms. Rumpf responded to.

Jessica DiFrancia (sworn in) – Ms. DiFrancia stated that she has a client that lives in the Harbor Bay Community and had inquiries regarding any pending or proposed applications. The board secretary advised that there are two pending applications, but could not speak on any proposed applications and suggested she keep an eye on the upcoming agendas and can also call her with questions.

A motion to close the meeting to the public was made by Mr. Hollingsworth, seconded by Mr. Colandrea. All aye.

**11. BOARD DISCUSSION / COMMENTS:**

N/A

**12. CLOSED SESSION:**

N/A

**13. 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 \$4,790.00 to Remington, Vernick & Vena Engineers,  
a payment of \$2,053.00 to Rumpf Law, PC,  
a payment of \$1,852.00 to Taylor Design Group, Inc. for services rendered; and  
a 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. Stenger.  
Roll Call:

Sterner – Yes	Hollingsworth – Yes	Clanton – Yes
Colandrea – Yes	Stenger – Yes	Leszega - Yes

**14. ADJOURNMENT:**

The meeting was adjourned at 7:13 p.m.

Respectfully submitted,

  
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Robin Schilling,  
Zoning Board Recording Secretary  
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Greg Leszega, Chairman  
Township of Little Egg Harbor  
Zoning Board