

LITTLE EGG HARBOR TOWNSHIP ZONING BOARD

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

Minutes of Meeting Held On March 12, 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, Vice-Chairman Suzanne Musto-Carrara, Barbara Sterner, Arlene Keenan, William Hollingsworth, Jr., Steve Clanton, Frank Colandrea, & William Stenger

ABSENT were Kimberly Robinson, Louis Mankowski & John Greco

APPEARING FOR THE PROFESSIONALS:

Debra Rumpf, Esquire of Rumpf Law, Zoning Board Attorney
James Oris, PE, PP, CME, CFM of Remington & Vernick, Zoning Board Engineer

5. APPROVAL OF MINUTES -

A motion to approve the minutes of the meeting of February 5, 2025 was made by Mr. Sterner, seconded by Ms. Carrara. Roll Call:

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

6. RESOLUTIONS OF MEMORIALIZATION:

- A. Resolution #2025-08**
Seaside Capital, LLC
Application #2022-08
1 West Boat Drive
Block 315, Lot 1
Resolution pursuant to Court Order

Ms. Rumpf read Resolution #2025-08 into the record. A motion to memorialize Resolution 2025-08 was made by Ms. Sterner, seconded by Ms. Carrara. Roll Call:

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

7. OLD BUSINESS:

None

8. NEW BUSINESS:

**A. Application #2025-03
Anchor Family Healthcare, LLC
960 Radio Road
Block 325.24, Lot 1.04
Interpretation of Use**

Robert Shinn, Esquire for the applicant. Mr. Shinn stated that the applicant is before the board because the Zoning Officer does not believe a medical office is a permitted use. Mr. Shinn said that under the township's ordinance, he believes his client's proposed business is a professional office and is a permitted use. Sworn in William Krasner, the managing member and healthcare provider for Anchor Family Healthcare. Exhibit A1 was marked. Mr. Krasner testified that the community is in need of a primary care provider. The applicant signed a lease and believed that the proposed use was permitted since there was other professional offices in the site in the past. Applicant's hours of operation will be Monday thru Thursday, 8:00am to 4:00 pm and will have one employee besides himself. Applicant may have weekend patients, in the afternoon on occasion. The facility will have three exam rooms and one triage room. The front desk is AI, and will not be staffed. Applicant has the ability to walk to work, but there is ample parking for him and his nurse to park in the rear of the building. Ms. Rumpf placed on the record that her and her husband's law practice previously owned one of the units within the site. Mr. Shinn stated that while the township's ordinance does not define a professional service office, the state statute does and he feels that his client's business falls within the realm of a professional service office, not a healthcare facility. Mr. Oris stated that the basis of need cannot be part of the use and the board must also determine if there is adequate parking. After some discuss on parking, Mr. Stenger asked if parking is addressed in the applicant's lease. The applicant responded that parking is said to be not dedicated. The side parking lot is owned by the end unit and cannot be used. Ms. Keenan asked if the office would run like an urgent care facility. The applicant responded that all patient's are by appointment only and no suturing will be done at the office. The waiting room will have four chairs.

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

Iraida Mejias (sworn in) – Ms. Mejias stated she has been a resident for 23 years and supports the proposed use and does not feel parking will be an issue.

James Adams (sworn in) – Mr. Adams states that he does property maintenance at the site and believes there is ample parking for the proposed use. He also stated that all parking spots are ADA compliant.

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

There being no further testimony or questions, on a motion by Ms. Sterner, seconded by Mr. Clanton, application #2025-03 was approved. Roll Call:

Sterner – Yes
Colandrea – Yes

Keenan – Yes
Carrara – Yes

Hollingsworth – Yes
Leszega – Yes

Clanton – Yes

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

Kevin Quinlan, Esquire for the applicant. Applicant is seeking final site plan approval after receiving preliminary approval from the board in 2024. Sworn in Matthew Wilder, applicant's engineer. The professionals discussed the engineering review letter dated March 6, 2025. Applicant agrees to replace the sand in the bottom on the basin and comply with all other grading and drainage comments. Applicant agrees to a deed restriction for 55+ occupants only. Applicant received water approval from the Little Egg Harbor MUA. The new septic system will comply with Ocean County BOH requirements. Applicant will comply with all UCC building requirements and update the plan to show ADA access to the pavilion and add some lighting. One EVC space will be provided as required.. Sworn in Mike Alfieri. The existing granite sign will remain and any other signage will comply. Taylor Design's letter of December 31, 2024 was briefly discussed, as the plans were updated since that submission. The environmental pavers will remain in the parking area. Applicant will clean and maintain the basins. Applicant's compliance with the affordable housing requirement was discussed. Mr. Oris does not believe that the proposed unit sizes meet the affordable housing requirement. Mr. Quinlan stated that three units will be dedicated as affordable housing and they will comply. The chairman asked how the applicant came up with 18 units and he responded that when he purchased the building, it was already broken up into units with kitchens. A new trash and recycling enclosure will be built.

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

On a motion by Mr. Hollingsworth, seconded by Ms. Sterner, application #2023-11A was approved. Roll Call:

9. CORRESPONDENCE:

None

10. OPEN TO THE PUBLIC:

A motion to open to the public was made by Mr. Hollingsworth, seconded by Ms. Carrara. All aye. There being no public wishing to comment, a motion to close to the public was made by Ms. Sterner, seconded by Mr. Hollingsworth. All Aye.

11. BOARD DISCUSSION / COMMENTS:

None

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 \$5,038.75 to Remington, Vernick & Vena Engineers,
a payment of \$273.50 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 Mr. Hollingsworth, seconded by Ms. Sterner. Roll Call:

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

13. CLOSED SESSION:

On a motion by Ms. Sterner, seconded by Ms. Carrara, the board went into Executive Session. All aye.

A motion to reconven after Executive Session was made by Ms. Sterner, seconded by Ms. Keenan. All aye. No formal action was taken.

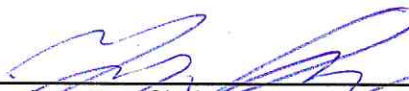
14. ADJOURNMENT:

A motion to adjourn was made by Ms. Sterner, seconded by Mr. Clanton. All aye.

Respectfully submitted,



Robin Schilling,
Zoning Board Recording Secretary



Greg Leszega, Chairman
Township of Little Egg Harbor
Zoning Board