



Township of Sparta Zoning Board

Sparta Township Municipal Building Courtroom 7:00 PM

65 Main Street, Sparta, NJ 07871

AGENDA FOR WEDNESDAY January 14, 2026

REGULAR MEETING

No New Business/Testimony to be conducted after 9:30 P.M and the meeting will be adjourned at 10:00 P.M.

<https://www.youtube.com/@SpartaTwp>

I. ANNOUNCEMENT: Open Public Meetings Act Statement - Adequate notice of this public meeting was given in accordance with the Open Public Meetings Act. Formal action may or may not be taken.

II. SALUTE TO THE FLAG

III. ROLL CALL-Michael Jozefczyk, Michael Leondi, Richard Rohrbacher, Jennifer Piniaha, Michael Steinberg, Brian Ramonwsky, Chairman Kenneth Laury, and Glenn C. Kienz

IV. New/Re-Appointed members of the Board of Adjustment are sworn in by the Board Attorney

-Kenneth Laury-Board Member

-Richard LaRuffa-Board Member

V. ZONING BOARD OF ADJUSTMENT RE-ORGANIZATION

A. Election of Chairman

B. Election of Vice-Chairman

C. Appointment of Attorney

D. Appointment of Board Engineer

E. Appointment of Secretary

F. Resolution Appointment of Professionals

G. Appointment of Official Publication

H. Schedule of meeting dates

VI. REVIEW AND ADOPTION -2025 ANNUAL REPORT

VII. RESOLUTION

ZBA#10-25 Heller Properties Partners LP-Main Street/Sparta Avenue-Block 5019 Lot 11 &12-TCC Zone-Eligible to Vote: Michael Leondi, Richard Rohrbacher, Jennifer Piniaha, Michael Steinberg, & Chairman Kenneth Laury.

ZBA #11-25 Thomas & Kathryn Nauta-22 East Shore Trail-Block 5048; Lot 7-R-3 Zone-Eligible to Vote- Michael Leondi, Richard Rohrbacher, Jennifer Piniaha, Michael Steinberg, & Chairman Kenneth Laury.

ZBA #12-25 Daniel & Michelle Papa-62 Shawnee Trail-Block 4016; Lot 57-R-3 Zone- Eligible to Vote- Michael Leondi, Richard Rohrbacher, Jennifer Piniaha, Michael Steinberg, & Chairman Kenneth Laury.

ZBA #13-25 Tracy Jent-439 West Shore Trail-Block 4031; Lot 33-R-3 Zone- - Eligible to Vote- Michael Leondi, Richard Rohrbacher, Jennifer Piniaha, Michael Steinberg, & Chairman Kenneth Laury.

VIII. PUBLIC HEARING

ZBA # 07-25 66 Wood Port LLC-66 Woodport Road-Block 2026; Lot 3-TCCO-“D” variance-
CARRIED WITH ADDITIONAL NOTICE TO JANUARY 14, 2026.

IX. OPEN TO THE PUBLIC

For comments on matters not on the agenda and matters not related to a hearing on an application for development