



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