

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

Minutes of Meeting Held On December 8, 2021

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 Sullivan, Vice-Chairman Jones, Barbara Sterner, Ken Maxwell, Greg Leszega, Suzanne Musto-Carrara & Louis Mankowski

APPEARING FOR THE PROFESSIONALS:

Debra Rumpf, Esquire of Rumpf Law, Zoning Board Attorney
Pam Hilla, PE, CME, CFM of Remington, Vernick, Zoning Board Engineer

5. APPROVAL OF MINUTES -

A motion to approve the minutes of the meeting of November 10, 2021 was made by Ms. Sterner, seconded by Mr. Mankowski. Roll Call:

Sterner – Yes	Maxwell - Yes	Leszega – Abstain	Carrara – Yes
Mankowski – Yes	Jones – Abstain	Sullivan - Yes	

6. RESOLUTIONS OF MEMORIALIZATION:

- A. Resolution #2021-23
Donald & Despina Taggart
Application #2021-18
28 South Los Angeles Drive
Block 325.312, Lot 15 / Bulk Variances

Mrs. Rumpf read Resolution #2021-23 in to the record. On a by Ms. Sterner, seconded by Mr. Mankowski, Resolution #2021-23 was memorialized. Roll Call:

Sterner – Yes	Maxwell - Yes	Leszega – Abstain	Carrara – Yes
Mankowski – Yes	Jones – Abstain	Sullivan - Yes	

- B. Resolution #2021-24
Michael & Allyson Curtin
Application #2021-20
68 Hollybrook Drive
Block 326.05, Lot 20 / Bulk Variances

Mrs. Rumpf read Resolution #2021-24 in to the record. On a by Ms. Sterner, seconded by Mr. Mankowski, Resolution #2021-24 was memorialized. Roll Call:

Sterner – Yes Maxwell - Yes Leszega – Abstain Carrara – Yes
Mankowski – Yes Jones – Abstain Sullivan - Yes

7. OLD BUSINESS:

- A. Application #2021-17
Jose Cruz
8 Juniper Drive
Block 189.01, lot 15.01
Variance from section 15-11.12 of the Township Code

Applicant's attorney, Robert Shinn, Esquire, requested that this matter be carried for an additional month. Mrs. Rumpf stated the prior month's motion to carry will cover this request as well.

8. NEW BUSINESS:

- A. Application #2021-25
Vekroc, LLC
37 Mirror Lake Drive
Block 325.85, Lot 20
Bulk Variances

Patrick Force appeared by the Applicant and was sworn in. Applicant is proposing a new two-story, single family home on an irregular shaped lot. A Variance is needed for minimum lot depth to the bulkhead where 87 feet is required and 55.67 is proposed. Ms. Hilla reviewed the engineering letter dated November 15, 2021. This property is uniquely shaped on a cul-de-sac. Applicant agreed to provide a driveway apron. Marked as Exhibit A-1 was a proposed architectural. Applicant is not asking for any other Variances and understands that if there are any other Variances required, he will have to return to the board. The site is currently bulk headed with vinyl sheeting and is in good condition. No accessory structures or rear stairs are proposed.

A motion to open to the public was made by Mr. Jones, seconded by Mr. Leszega. All aye.

John Davidson (35 Mirror Lake) - Mr. Davidson was sworn in. Mr. Davidson asked for additional information on the rearyard setback to the bulkhead. The Applicant is in compliance with the rearyard setback.

Al Theory – Mr. Theory was sworn in. Mr. Theory asked a few additional questions regarding the drainage,

On a motion by Mr. Jones, seconded by Mr. Mankowski, the meeting was closed to the public. All aye.

On a motion by Mr. Jones, seconded by Ms. Sterner, application #2021-25 was moved for approval, with the conditions agreed upon with regard to drainage and providing a concrete apron. Roll Call:

Sterner – Yes	Maxwell - Yes	Leszega – Yes	Carrara – Yes
Mankowski – Yes	Jones – Yes	Sullivan - Yes	

B. Application #2021-22
TTK, LLC
96 Lake Superior Drive
Block 325.51, Lot 48
Bulk Variances

Richard Kitrick, Esquire, for the Applicant. Marked as Exhibit A1 were three photographs of the newly constructed home. Sworn in Applicant, Emily Vu, owner of TTK, LLC. Marked as Exhibit A2 was a photograph of the site prior to the Applicant constructing her home. Applicant hired a builder to construct a two-story raised single family dwelling. The builder made an error with regard to the steps and he re-configured them. Ms. Hilla reviewed the engineering letter dated November 15, 2021. Applicant requires three (3) Variances for minimum frontyard setback, where 15 ft. is required and 9.6 ft. is proposed; minimum frontyard setback to a covered porch, where 20 ft. is required and 12.9 ft. is proposed; and minimum setback to an AC unit, where ft. feet is required and 1.9 ft. is proposed. Applicant agreed to install gutters and downspouts into a French drain. Sworn in David Phan, applicant's husband. Mr. Phan stated the in the original plan, the stairs were supposed to come straight down and due to an error in the building of the garage, the builder had to adjust the front steps.

A motion to open to the public was made by Mr. Jones, seconded by Ms. Sterner. All aye. There being no public wishing to comment, on a motion by Mr. Jones, seconded by Ms. Sterner, the meeting was closed to the public. All aye.

On a motion by Mr. Mankowski, seconded by Ms. Sterner, application #2021-22 was moved for approval, with the conditions agreed upon with regard to drainage. Roll Call:

Sterner – Yes	Maxwell - Yes	Leszega – No	Carrara – No
Mankowski – Yes	Jones – Yes	Sullivan - Yes	

C. Application #2021-24
For Blessing, LLC
26 West Brig Drive
Block 312, Lot 30
Bulk Variances

Richard Kitrick, Esquire, for the Applicant. The site received an approval from this board in 2013, which was never built. The Applicant's proposal is less invasive than the prior submission. Sworn in Raymond Vella. Marked as Exhibit A1 were four photographs of the site and Exhibit A2 was a Google Maps image of the site. Applicant is proposing a two-story single family dwelling with a rear deck and steps. Applicant requires Variances for lot area, lot depth, combined sideyard setback and building coverage. Applicant agreed to provide gutters, down spouts and French drains, along with a concrete driveway apron. Mrs. Rumpf placed on the record that she had a prior business relationship with the previous owner of the property. Ms. Hilla reviewed the engineering letter dated November 15, 2021.

A motion to open to the public was made by Mr. Jones, seconded by Ms. Sterner. All aye. There being no public wishing to comment, on a motion by Mr. Jones, seconded by Ms. Sterner, the meeting was closed to the public. All aye.

On a motion by Mr. Jones, seconded by Ms. Sterner, application #2021-24 was moved for approval, with the conditions agreed upon with regard to drainage and a driveway apron. Roll Call:

Sterner – Yes	Maxwell - No	Leszega – Yes	Carrara – No
Manklowski – Yes	Jones – Yes	Sullivan - Yes	

D. Application #2021-25
Mystic Island Cooperative Association, Inc.
114 Pilsudski Way
Block 326.101, Lot 12
Use Variance

Richard Kitrick, Esquire, for the Applicant. Mr. Kitrick requested that this application be carried to an un-determined date and provided the board with any waivers of time to approve or deny the application. On a motion by Mr. Jones, seconded by Ms. Sterner, the application was carried. Roll Call:

Sterner – Yes	Maxwell - Yes	Leszega – Yes	Carrara – Yes
Manklowski – Yes	Jones – Yes	Sullivan - Yes	

9. CORRESPONDENCE:

Mr. Jones' resignation from the board was announced. This will be Mr. Jones last meeting.

10. OPEN TO THE PUBLIC:

A motion to open to the public was made by Mr. Jones, seconded by Mr. Leszega. All aye. There being no public wishing to comment, on a motion by Mr. Jones, seconded by Ms. Sterner the meeting was closed to the public. All aye.

11. BOARD DISCUSSION / COMMENTS:

None

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 \$4,176.25 to Remington, Vernick & Vena Engineers;
a payment of \$1,146.60 to Rumpf Law, PC;
a payment of \$633.50 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. Jones, seconded by Ms. Sterner. Roll Call:

Sterner – Yes	Maxwell - Yes	Leszega – Yes	Carrara – Yes
Manklowski – Yes	Jones – Yes	Sullivan - Yes	

14. ADJOURNMENT:

A motion to adjourn is made at 8:15 p.m. by Mr. Jones, seconded by Ms. Sterner. All aye.

Respectfully submitted,



Robin Schilling,
Zoning Board Recording Secretary



Eugene F. Sullivan, Chairman
Township of Little Egg Harbor
Zoning Board