

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

Minutes of Meeting Held On July 14, 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 June 9, 2021 was made by Mr. Jones, seconded by Ms. Sterner. Roll Call:

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

6. **RESOLUTIONS OF MEMORIALIZATION:**

- A. Rodriguez**
Resolution #2021-19
Application #2019-10
55 Country Club Blvd./ Block 326.03, Lot 34
Bulk Variance

Ms. Rumpf read Resolution #2021-019 into the record. A motion to memorialize Resolution 2021-19 was made by Mr. Jones, seconded by Ms. Sterner. Roll Call:

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

- B. Barger**
Resolution #2021-20
Application #2021-09
190 Beaver Dam Road / Block 1, Lot 5
Interpretation of the Land Use Ordinance

Ms. Rumpf read Resolution #2021-20 into the record. A motion to memorialize Resolution 2021-20 was made by Mr. Jones, seconded by Ms. Sterner. Roll Call:

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

7. OLD BUSINESS:

None

8. NEW BUSINESS:

- A. Elia
Application #2021-10
54 Kansas Road / Block 326.215, Lot 30
Bulk Variance

Anthony Pagano, Esquire for the applicants. Sworn in Matthew Hockenbury, applicant's engineer. Applicants were not present. Marked as A-1 was a plan of the site and surrounding lots. Mr. Hockenbury provided a summary of the site. Marked as A-2 was an enlargement of the Variance Plan previously submitted to the board with the application. Applicants are requesting a lot depth variance for 70.7 feet, where 87 feet is required. Mr. Hockenbury stated that a house approximately 35x65 would be able to be constructed on the site with no additional variances required. Applicants applied for a bulkhead permit with the DEP for both lots 30 & 31, and same has been approved. The Chairman asked about existing code enforcement violations and Mr. Pagano stated that his clients' would bring any violations into compliance as part of resolution compliance. Ms. Hilla discussed the engineering letter dated July 1, 2021 and expressed her concern with the lot stabilization regarding the bulkhead not extending the entire length of the lot and existing erosion. Ms. Sterner stated that she also has concern with the bulkhead not extending the entire length of the property as it may impact the adjacent property owner. The applicants originally requested that the entire length of the lot be bulkheaded but the DEP denied the request. Ms. Rumpf asked about the timeline for the bulkhead, and the permit is valid for 5 years. Mr. Hockenbury stated that the DEP will only allow 150 linear feet of bulkheading. Ms. Hilla asked if there were two separate applications filed for the two properties, and there was only one. Ms. Hilla suggested that if there were two separate applications, perhaps the bulkheading would extend the entire length of the lot and not be a detriment to the adjacent property. Mr. Jones asked if the DEP would allow for any other type of soil erosion mechanism to be in place to prevent further erosion at the site. Mr. Pagano will carry the application to allow for some additional investigation with the DEP as to the bulkhead and erosion issues expressed by the board. Mr. Pagano requested that the application be opened to the public so they can hear the public's concerns as to the application.

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

Saman Khoury (sworn in) – Mr. Khoury owns the property at 50 Kansas Drive. Mr. Khoury stated that he would hold off on questions until the next hearing in case there are changes to the application.

Diane Christy (sworn in) – Ms. Christy lives at 45 Kansas Drive. Ms. Christy stated that on the tax records the property is listed as 107 x 122, so there has been a lot of property lost due to erosion. Ms. Christy would like to see the property bulkheaded.

David Fuller (sworn in) – Mr. Fuller resides at 43 Louisiana Drive. Mr. Fuller asked about the linear footage on the bulkheading.

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

Mr. Leszega asked if the erosion would be pushed to the neighboring property, which it appears that it would.

Mr. Jones asked if it would be better to carry both applications, even though they will be voted upon on their own merit, in case there are any changes by the DEP that could affect both.

On a motion by Mr. Jones, seconded by Ms. Sterner, Applications 2021-10 & 11 were carried to the September 8, 2021 meeting with no additional notice required. Roll Call:

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

- B. Elia
Application #2021-11
52 Kansas Road / Block 326.215, Lot 31
Bulk Variance

(Carried – see above comments.)

- C. ProComp, Inc.
Application #2021-14
12 Travis Way / Block 172, Lot 10.06
Interpretation of the Land Use Ordinance

Ken Biedzynski, Esquire for the applicant, David Zimmerman. Sworn in David Zimmerman. Ms. Rumpf placed on the record that she and her husband have meet the applicant but felt there was no conflict and Mr. Zimmerman agreed. Mr. Zimmerman started his business in 1996 and purchased facility at 12 Travis Way in 2020. Of the approximate 18,000 sq. ft. facility, about 2,000 sq. ft is used for office space and the remainder of the space is used as a shop. Applicant employs approximately 10 employees, which may expand by a few more by the end of the year. Applicant has little to no walk-in business and stated that most of his customer base is large pharmaceutical companies, aerospace and food and beverage.

Marked as Exhibit A-1 was a letter from pharmaceutical company Merck read by the applicant from March 2020. Applicant provided a summary of his business operations and the uniqueness of his steel piping and component hand assembly. Mr. Bieszynski went through Ms. Rumpf's Memorandum of Law dated July 9, 2021 as to the uses of the business. Applicant testified that his business is not an industrial operation, will not have fumes, toxins, noise or hazardous waste. Marked as Exhibit A-2 was a Pfizer product design. Applicant has private trash pick-up and understands that outdoor storage of any kind is prohibited. Ms. Rumpf asked the applicant if he understands that if he substantially changes his business, that he would have to come back to the board, which he understood. Ms. Rumpf stated that in accordance with her Memorandum of Law,

that the applicant's business does fall within the township ordinance and Ms. Hilla agreed. The applicant stated that he averages six commercial trucks per day that would be coming to his facility for both deliveries and product pick-up. Ms. Hilla feels the applicant has ample space for any delivery or product pick-up at the site.

On a motion by Mr. Jones, seconded by Ms. Sterner, the application was opened to the public. All aye. There being no public wishing to comment, on a motion by Mr. Jones, seconded by Ms. Sterner, the application was closed to the public. All aye

On a motion by Mr. Jones, seconded by Ms. Sterner, Application 2021-14 for interpretation of the use was approved. Roll Call:

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

9. CORRESPONDENCE:

None

10. OPEN TO THE PUBLIC:

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

John Edmunds – Mr. Edmunds asked that the board attorney speak louder into the microphone.

A motion to close to the public was made by Mr. Jones, seconded by Ms. Sterner. 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 \$2,912.50 to Remington, Vernick & Vena Engineers,
a payment of \$1,981.66 to Rumpf Law, PC,
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
Mankowski – Yes

Maxwell – Yes
Jones – Yes


Leszega – Yes
Sullivan - Yes

Carrara – Yes


14. ADJOURNMENT:

A motion to adjourn is made by Mr. Leszega, seconded by Mr. Maxwell . All aye.

Respectfully submitted,



Robin Schilling,
Zoning Board Recording Secretary



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