

LITTLE EGG HARBOR TOWNSHIP ZONING BOARD

665 Radio Road
Little Egg Harbor, NJ 08087

Minutes of Meeting Held On January 13, 2021

This meeting was done partially in-person and partially virtually.

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. OATH OF OFFICE - Ms. Rumpf swore in board member Greg Leszega.
5. ROLL CALL:

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

6. EXECUTIVE SESSION –

During Executive Session the following appointments were made:

- A. CHAIRMAN – On a motion by Mr. Jones, seconded by Ms. Sterner, the board re-appointed Eugene Sullivan as Chairman
- B. VICE-CHAIRMAN – On a motion by Mr. Sullivan, seconded by Ms. Sterner, the board re-appointed Charles Jones as Vice-Chairman
- C. SECRETARY – On a motion by Mr. Jones, seconded by Ms. Sterner, the board re-appointed Robin Schilling as Secretary
- D. ATTORNEY - On a motion by Ms. Sterner, seconded by Mr. Jones, the board re-appointed Rumpf Law, PC as the Board Attorney
- E. ENGINEER – On a motion by Ms. Sterner, seconded by Mr. Jones, the board re-appointed Remington Vernick as the Board Engineers
- F. LANDSCAPE ARCHITECT – On a motion by Ms. Sterner, seconded by Mr. Jones, the board re-appointed Taylor Design Group as the Board Landscape Architect on an as needed basis

Roll Call:

Sterner - Yes
Carrara - Yes

Maxwell - Yes
Jones - Yes

Leszega - Yes
Sullivan – Yes

7. APPROVAL OF MINUTES -

A motion to approve the minutes of the meeting of December 9, 2020 was made by Mr. Jones, seconded by Ms. Sterner. Roll Call:

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

8. RESOLUTIONS OF MEMORIALIZATION:

- A. Resolution 2021-01**
Michael Iacono
Application #2020-01
1480 Route 539 / Use Variance

After a summary of the Resolution was read into the record by Ms. Rumpf, a motion to memorialize Resolution 2021-01 was made by Mr. Jones, seconded by Ms. Sterner. Roll Call:

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

9. OLD BUSINESS:

None

10. NEW BUSINESS:

- A. Randall Giberson**
Application #2020-08
24 White Oak Lane
Block 126, Lot 77
Bulk Variances

Applicant and his professionals appeared virtually via GoToMeeting. Sworn in Randall Giberson. Mr. Giberson stated that he would like to have constructed a 50x30 ft. pole barn for storage of his camper and Ford F350 truck. He does not plan on running a business or installing a bathroom facility. The proposed color scheme will blend in with his residence. He further stated that the pole barn will not be visible from the street. The Chairman asked what utilities will be installed. Applicant responded that he will be installing electricity and water for a utility sink. Ms. Hilla was asked to review Remington Vernick's letter of December 28, 2020. Applicant is not proposing any additional asphalt for a driveway, only stone. Well and city sewer are at the site already. The applicant is seeking a Variance for the height of the proposed structure of 21.75 feet, as well as a Variance for square footage of 1,500. The Chairman asked the applicant if he considered additional plantings to allow for some screening between his lot and his neighbors. Mr. Jones asked if any additional outside lighting is being added, which applicant stated there was not.

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

Denise Theiler (sworn in) – Ms. Theiler was concerned about the size of the proposed pole barn as an adjacent neighbor, as well as the noise of a tin roof. She appreciated the Chariman's suggestion of trees to buffer the pole barn from her backyard.

Applicant agreed to planted trees as a buffering along the rear and side of the pole barn.

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

The applicant was asked if he could move the location of the pole barn more toward the center of the property. The applicant responded that due to the size of the truck and camper, he would not be able to turn if the pole barn was moved over. The Chairman asked about roof run-off, which Ms. Hilla stated was not addressed. Applicant will have gutters and downspots on the pole barn. There was additional discuss on the type, size and local of buffering trees. Ms. Hilla suggested a 10-12 ft. leyland cypress, planted approximately 10-15 feet apart. Mr. Leszega asked if the pole barn was higher than the residence. Mr. Maxwell was asked for any thoughts on the tree plantings, which he believes the proposal works.

On a motion by Mr. Jones, seconded by Ms. Sterner, application #2020-08 was moved for approval. Roll Call:

Sterner - Yes
Carrara - Yes

Maxwell – Yes
Jones - Yes

Leszega - No
Sullivan – Yes

11. CORRESPONDENCE:

None

12. OPEN TO THE PUBLIC:

There was no public left in the courtroom or virtually, so the meeting was not opened to the public.

13. BOARD DISCUSSION / COMMENTS:

None

14. 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 \$2,872.50 to Remington, Vernick & Vena Engineers,
a payment of \$554.40 to Rumpf Law, PC, 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
Carrara - Yes


Maxwell - Yes
Jones - Yes

Leszega - Yes
Sullivan – Yes

15. ADJOURNMENT:

A motion to adjourn was made 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