

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

Minutes of Meeting Held On November 10, 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, Barbara Sterner, Ken Maxwell, Suzanne Musto-Carrara & Louis Mankowski

ABSENT were Vice-Chairman Jones & Greg Leszega

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 October 13, 2021 was made by Ms. Sterner, seconded by Mr. Mankowski. Roll Call:

Roll Call:

Sterner – Yes	Maxwell – Abstain	Cararra – Yes
Mankowski – Yes	Sullivan - Yes	

6. **RESOLUTIONS OF MEMORIALIZATION:**

None

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 submitted a letter to the board asking that this matter be carried to the December 8, 2021 meeting. On a motion by Ms. Sterner, seconded by Mr. Mankowski, this matter was carried. Roll Call:

Sterner – Yes	Maxwell – Yes	Cararra – Yes
Mankowski – Yes	Sullivan - Yes	

8. NEW BUSINESS:

A. Application #2021-18

Donald & Despina Taggart
28 South Los Angeles Drive
Block 325.312, Lot 15
Bulk Variances

Richard Kitrick, Esquire for the applicant. Sworn in applicant, Donald Taggart. Applicant has begun construction of a 10x15 shed to replace two previous sheds destroyed by Super Storm Sandy. Marked as Exhibit A-1 were permits issued to the applicant for other work done at his residence. Applicant stated that he did not know he needed permits for the new shed. Applicant testified that the shed does not block the view of his neighbors. Mr. Taggart described the construction of the shed thus far. Marked as Exhibit A2 were pictures taken by the applicant of the shed. Marked as Exhibit A3 was a picture of the rear yard showing the view to the lagoon. Ms. Hilla asked for testimony regarding the sideyard setback of 2 feet and also stated that there is a discrepancy with the survey measurements and feels the survey is not to scale. Applicant requires Variances for building coverage and a sideyard setback for an accessory structure. Some of the board members expressed their concern with the sideyard setback requested.

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

Deanne Przybylek (sworn in) – Ms. Przybylek has lived on the street for 47 years and has no issue with the location of the shed. She stated that most people in the area have their sheds right on the property line.

Charles Garske (sworn in) – Mr. Garske has no issue with his neighbors shed and it does not obstruct his view.

Barbara Garske (sworn in) – Mrs. Garske has no issue with the shed.

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

On a motion by Ms. Sterner, seconded by Mr. Mankowski, application #2021-18 was approved with the condition that a corrected survey be submitted.

Roll Call:

Sterner – Yes
Mankowski – Yes

Maxwell – Yes
Sullivan - No

Cararra – No

B. Application #2021-20

Michael & Allyson Curtin
68 Hollybrook Drive
Block 326.05, Lot 20
Bulk Variances

Robert Shinn, Esquire for the applicants. Sworn in applicant, Michael Curtin. Applicant hired a company to install a pool in his backyard. When applicant applied for permits, he was denied. Applicant's yard is unique in that it is a corner lot and accordingly, has two frontyards. Mr. Shinn asked that following Exhibits be marked: A1 – application, A2- survey, A3 – proof of service and

certified mail receipts, A4 – four photographs and A5 – google maps photo. Applicant's yard was already fenced in and two large trees in the backyard would have to be removed to bring the pool into compliance. The pool cannot be seen from the road. Applicant also stated that for safety reasons with his children, he did not want the pool closer to the back deck. No deck structure is proposed. Ms. Hilla discussed the engineering letter. The neighbors across the street have a pool on the corner lot as well.

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

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

On a motion by Mr. Mankowski, seconded by Ms. Sterner, application #2021-20 was approved with the condition that a corrected survey is submitted.

Roll Call:

Sterner – Yes
Mankowski – Yes

Maxwell – Yes
Sullivan - Yes

Cararra – Yes

9. CORRESPONDENCE:

None

10. OPEN TO THE PUBLIC:

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

11. BOARD DISCUSSION / COMMENTS:

None

12. CLOSED SESSION:

None

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 \$1,442.50 to Remington, Vernick & Vena Engineers,
a payment of \$259.88 to Rumpf Law, PC,
a payment of \$81.50 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. Mankowski, seconded by Ms. Sterner. Roll Call:

Sterner – Yes
Cararra – Yes

Maxwell – Yes
Mankowski – Yes

Sullivan - Yes

14. ADJOURNMENT:

A motion to adjourn was made by Ms. Sterner, seconded by Mr. Mankowski. All aye.

Respectfully submitted,



Robin Schilling,
Zoning Board Recording Secretary



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