

LITTLE EGG HARBOR TOWNSHIP ZONING BOARD

665 Radio Road
Little Egg Harbor, NJ 08087

Minutes of Meeting Held On August 11, 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,
Louis Mankowski and Greg Leszega,

ABSENT was Suzanne Musto-Carrara

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 July 14, 2021 was made by Mr. Jones,
seconded by Ms. Sterner. Roll Call:

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

6. RESOLUTIONS OF MEMORIALIZATION:

- A. Resolution #2021-21
ProComp, Inc.
Application #2021-14
12 Travis Way / Block 172, Lot 10.06
Interpretation of the Land Use Ordinance

Ms. Rumpf read Resolution #2021-21 into the record. A motion to memorialize Resolution 2021-
21 was made by Mr. Jones, seconded by Ms. Sterner. Roll Call:

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

7. OLD BUSINESS:

None

8. NEW BUSINESS:

**A. Carvalho Property Management, LLC
Application #2021-13
27 West Brig Drive / Block 313, Lot 15
Bulk Variances**

David Esposito, Esquire and Robert Smith of Jacob Engineering appeared for the applicant. Applicant is requesting two Variances for lot area and lot depth, as well as waivers from the requirement of a driveway apron and street tree. The proposed dwelling will be conforming to all other bulk requirements. It was determined that there will be adequate off-street parking. There was discussion regarding the need for a driveway apron. Mr. Maxwell was concerned that if the driveway apron waiver was granted, there could be drainage issues. Mr. Mankowski asked if the existing bulkhead lines up with the neighboring properties, which it does.

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

Vincent Frank (sworn in) - Mr. Frank had concerns with the sideyard setbacks as his property has a pre-existing side-yard setback for 4.5 feet. The applicant is in compliance with the side-yard setbacks.

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

The applicant was sworn in to provide further testimony.

A motion to approve the Variances for lot area and lot depth and the waiver for a street tree, but not waiver for a driveway apron was made by Mr. Jones, seconded by Ms. Sterner. Roll Call:

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

**B. Carpenter
Application #2021-15
4 White Oak Lane / Block 126, Lot 82
Bulk Variances**

At the request of the applicant, this application was carried until the September 8, 2021 Zoning Board Meeting, with no additional notice required. The board attorney will follow-up with letter to the applicants regarding the outstanding items in the engineer's review letter. On a motion by Mr. Jones, seconded by Ms. Sterner, this matter was carried to the September 8, 2021 meeting. Roll Call:

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

9. CORRESPONDENCE:

None

10. OPEN TO THE PUBLIC:

There was no public present, accordingly, the meeting was not opened to the public.

11. BOARD DISCUSSION / COMMENTS:

Mr. Leszega asked about the board's opinion on requiring driveway aprons in any applications going forward.

The board secretary reminded anyone that has not completed the mandatory training class, that they are being offered virtually in the near future.

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 \$1,895.00 to Remington, Vernick & Vena Engineers,
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. Jones, seconded by Ms. Sterner.
Roll Call:

Sterner - Yes
Mankowski - Yes

Maxwell - Yes
Jones - Yes

Leszega - Yes
Sullivan - Yes


14. ADJOURNMENT:

A motion to adjourn is made at 7:56 p.m. All aye.

Respectfully submitted,



Robin Schilling,
Zoning Board Recording Secretary



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