

LITTLE EGG HARBOR TOWNSHIP ZONING BOARD

**665 Radio Road
Little Egg Harbor, NJ 08087**

Minutes of Meeting Held On January 12, 2022

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: Eugene F. Sullivan, Suanne Musto-Carrara, Arlene Keenan & William Hollingsworth

5. ROLL CALL:

PRESENT Chairman Sullivan, Barbara Sterner, Ken Maxwell, Greg Leszega, Suzanne Musto-Carrara, Arlene Keenan & William Hollingsworth

ABSENT were Louis Mankowski, Ken Maxwell & Steve Clanton

APPEARING FOR THE PROFESSIONALS:

Debra Rumpf, Esquire of Rumpf Law, Zoning Board Attorney

6. EXECUTIVE SESSION:

On a motion by Mr. Leszega, seconded by Ms. Sterner, the board went into Executive Session for the appointment of Chairman, Vice-Chairman, Secretary and appointment of professionals for the year 2022. All aye.

After returning from Executive Session, and on a motion by Ms. Sterner, seconded by Mr. Leszega, the meeting was reopened. All aye

7. ANNOUNCEMENTS

The board secretary announced that the following appointments were made during Executive Session:

- A. CHAIRMAN – Eugene F. Sullivan
- B. VICE-CHAIRMAN – Greg Leszega
- C. SECRETARY – Robin Schilling
- D. ATTORNEY - Rumpf Law
- E. ENGINEER –Remington & Vernick as the Board Engineers
- F. LANDSCAPE ARCHITECT – Taylor Design Group (on an as needed basis)

On a motion by Ms. Sterner, seconded by Mr. Leszega, the forgoing appointments were memorialized. Roll Call:

Sterner - Yes	Cararra – Yes	Keenan – Yes
Hollingsworth – Yes	Leszega – Yes	Sullivan - Yes

8. APPROVAL OF MINUTES -

A motion to approve the minutes of the meeting of December 8, 2021 was made by Ms. Sterner, seconded by Mr. Leszega. Roll Call:

Sterner - Yes	Cararra – Yes	Keenan – Abstain
Hollingsworth – Abstain	Leszega – Yes	Sullivan - Yes

9. RESOLUTIONS OF MEMORIALIZATION:

- A. Resolution 2022-02
Vekroc, LLC
Application #2021-25
37 Mirror Lake Drive / Block 325.85, Lot 20
Bulk Variances

After Ms. Rumpf read Resolution #2022-02 into the record, on a motion by Mr. Leszega, seconded by Ms. Sterner, Resolution #2022-02 was memorialized. Roll Call:

Sterner - Yes	Cararra – Yes	Keenan – Abstain
Hollingsworth – Abstain	Leszega – Yes	Sullivan - Yes

- B. Resolution #2022-03
TTK, LLC
Application #2021-22
96 Lake Superior Drive / Block 325.51, Lot 48
Bulk Variances

After Ms. Rumpf read Resolution #2022-03 into the record, on a motion by Mr. Leszega, seconded by Ms. Sterner, Resolution #2022-03 was memorialized. Roll Call:

Sterner - Yes	Cararra – Yes	Keenan – Abstain
Hollingsworth – Abstain	Leszega – Yes	Sullivan - Yes

- C. Resolution #2022-04
For Blessing, LLC
Application #2021-24
26 West Brig Drive / Block 312, Lot 30
Bulk Variances

After Ms. Rumpf read Resolution #2022-04 into the record, on a motion by Mr. Leszega, seconded by Ms. Sterner, Resolution #2022-04 was memorialized. Roll Call:

Sterner - Yes	Cararra – Yes	Keenan – Abstain
Hollingsworth – Abstain	Leszega – Yes	Sullivan - Yes

10. OLD BUSINESS:

None

11. NEW BUSINESS:

1. Application #2021-23
Storage Masters, LLC
130 Mathistown Road
Block 285, Lot 13.06
Use Variance

A request to carry Application #2021-23 was made by the Applicant. A motion to carry application until the February 9, 2022 meeting with Notice required was made by Mr. Leszega, seconded by Ms. Sterner. Roll Call:

Sterner - Yes
Hollingsworth – Yes

Cararra – Yes
Leszega – Yes

Keenan – Yes
Sullivan - Yes

2. Application #2021-26
Sine Metu Realty, LLC
290 Route 9
Block 291, Lot 12

A request to carry Application #2021-26 was made by the Applicant. A motion to carry application until the March 9, 2022 meeting without Notice required was made by Mr. Leszega, seconded by Ms. Sterner. Roll Call:

Sterner - Yes
Hollingsworth – Yes

Cararra – Yes
Leszega – Yes

Keenan – Yes
Sullivan - Yes

12. CORRESPONDENCE:

None

13. OPEN TO THE PUBLIC:

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

James Oris – Thanked the board for the appointment of Remington & Vernick.

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

14. BOARD DISCUSSION / COMMENTS:

Ms. Rumpf Brought up the new changes made to the Scenic Gateway Overlay Zone. Mr. Oris provided the board with additional information as to same.

15. 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 \$3,476.25 to Remington, Vernick & Vena Engineers,
a payment of \$1,598.58 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. Leszega, seconded by Ms. Sterner.
Roll Call:

Sterner - Yes
Hollingsworth – Yes

Cararra – Yes
Leszega – Yes

Keenan – Yes
Sullivan - Yes

16. ADJOURNMENT:

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

Respectfully submitted,



Robin Schilling,
Zoning Board Recording Secretary



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