

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

**Minutes of Meeting Held On March 9, 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. ROLL CALL:

PRESENT Chairman Eugene Sullivan, Vice-Chairman Greg Leszega, Barbara Sterner, Suzanne Musto-Carrara (arrived at 7:20 p.m.), Arlene Keenan, William Hollingsworth, Jr.

ABSENT were Louis Mankowski, Ken Maxwell & Steve Clanton

**APPEARING FOR THE PROFESSIONALS:**

Debra Rumpf, Esquire of Rumpf Law, Zoning Board Attorney  
James Oris, PE, PP, CME, CFM, CPWM of Remington & Vernick, Zoning Board Engineer  
Scott Taylor, AICP, PP, LLA, LEED, AP of Taylor Design Group, Zoning Board Landscape Architect

5. APPROVAL OF MINUTES -

A motion to approve the minutes of the meeting of January 12, 2022 was made by Mr. Leszega, seconded by Ms. Sterner. Roll Call:

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

6. RESOLUTIONS OF MEMORIALIZATION:

- A. Resolution #2022-01 – Appointment of Board Chairman, Vice-Chairman & Secretary;
- B. Resolution #2022-05 – Appointing Board Attorney,
- C. Resolution #2022-06 – Appointing Board Engineer,
- D. Resolution #2022-07– Appointing Board Landscape Architect

On a motion by Mr. Leszega, seconded by Ms. Sterner, Resolutions #2022-01, #2022-05, #2022-06 & #2022-07 were memorialized. Roll Call:

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

7. OLD BUSINESS:

None

**8. NEW BUSINESS:**

**A. Application #2022-01  
William & John Gumbars  
712 Twin Lakes Blvd. / Block 325.111, Lot 3  
Bulk Variances**

Richard Visotcky, Esquire for the applicants. Applicants purchased the home in 2004. Sworn in applicant's engineer, Jeff Daum. Exhibits A-1 (photo of the residence taken from the street) and A-2 (shed in the rear of the property) were marked. Mr. Daum provided testimony on the proposed addition to the residence resulting in the need for a maximum building coverage variance, and the shed, which requires variances for sideyard and rearyard setbacks for an accessory structure. Chairman feels the shed could be brought into compliance. Mr. Oris asked if the shed was permitted. The shed has been in place for 17½ years and not permitted. Mr. Oris asked that an updated survey be provided. There was some discussion on locations to bring the shed into compliance. Applicant, John Gumbars, was sworn in. Applicant testified that he will work with his contractor to relocate the shed and bring it into compliance.

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

On a motion by Mr. Leszega, seconded by Ms. Sterner, application #2022-01 was moved for approval. Roll Call:

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

*(Ms. Carrara arrived after testimony started, so accordingly was not eligible to vote.)*

**B. Application #2022-02  
Atlantic City Electric Company  
290 Great Bay Blvd. / Block 326.100, Lot 2  
Upgrades & expansion to the existing sub-station**

Nicholas Talvacchia, Esquire for the applicant. Applicant is planning upgrades to the existing 35 year old sub-station. Project manager, Ryan Watkins, sworn in. Mr. Watkins provided an overview of the proposed project, which includes removal of old equipment, building of a new switch building, relocation of existing transmission lines, addition of feeders and cables. Ms. Keenan asked if there would be an increase in power capacity and transformer upgrades, which there will not. Ms. Carrara asked about line work and any disruption in traffic. The applicants, engineer, Carolyn Feigh of ARH Associates was sworn in and provided her background. Exhibits A-1 (aerial photo of site), A-2 (south side photo of site) and A-3 (northern side photo of site) were marked. The sub-station is not maned and there are maintenance visits done twice a week. There is no formal parking area and there are three existing driveways. There are no deliveries and no proposed loading area. No water or sewer proposed or needed. There is existing lighting, which will not change and two new lights to be added. No signage proposed and only required safety signs will remain. There is no changes proposed to the existing fence. The new building will be FEMA compliant and gutters and downspouts will be added. A noise analysis was completed and the decibel levels fall under the maximum allowed. Applicant is agreeable to adding some landscaping as a condition of approval and will work with Mr. Taylor's office as to same. Plans have been provided to the fire department, but the applicant does not allow emergency apparatus within the site due to the overhead wires. There are pre-existing non-

conformities and various variances that would be needed for a new bollard and utility poles. Mr. Oris asked for some clarification on the new location / re-location of the poles. Sworn in applicant's planner, Stuart Wiser, of ARH Associates. Mr. Wiser testified that the applicant's proposal is an inherently beneficial use and that the positive criteria outweigh any negative criteria. All improvements will be done on site, and there will be no real visual change. Mr. Taylor suggested some landscaping in the front of the site to reduce any visual impact. Mr. Oris reviewed the grading and drainage and any current site issues were discussed. No additional run-off will be generated. For security purposes some lights within the site are on dawn until dusk. Mr. Taylor suggested warm, muted earth tones for the new building, which applicant agreed to.

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

William Reed – Mr. Reed asked if service would be interrupted and how this will affect traffic along Great Bay Boulevard?

Mr. Watkins stated that there may be a 20 minute interruption to connect to the new poles, and applicant is looking for satellite parking areas for workers during construction.

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

On a motion by Mr. Leszega, seconded by Ms. Sterner, application #2022-02 was moved for approval. Roll Call:

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

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

Justin McCarthy, Esquire for the applicant. Mr. McCarthy requested that this application be carried to allow for a full board. On a motion by Mr. Leszega, seconded by Ms. Sterner, application #2021-26 was carried to the April 13, 2022 meeting. Roll Call:

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

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

Michael York, Esquire for the applicant. Applicant's engineer, Robert Woodcock was sworn in and provided his background. Exhibits A-1 (aerial view of site) and A-2 (sheet 3 of the site plan) were marked. Mr. Woodcock provided a brief summary of the background on the project. Applicant is only seeking a D Variance for the ability to rent U-Hauls at the site. There will only be one employee at the site at any given time for both the storage facility and U-Haul rental. The

Chairman asked how many U-Hauls would be on the property and where they would be located. Mr. Woodcock indicated that there are three areas that the U-Hauls could be stored. Applicant anticipates 4-6 U-Hauls at the site on any given day. Mr. Taylor asked when the applicant received his violation regarding the U-Hauls and that the prior Planning Board Resolution had a condition of no rentals being allowed. Mr. York stated that there was some miss-communication with regard to the prior owner as to same. Ms. Sterner asked if rentals could be returned 24/7, which they can and asked for clarification on how the trucks would be exchanged / returned. Ms. Keenan asked about the car wash, which the applicant is attempting to sell as it is now a separate parcel. Mr. Leszega asked about the sizes of the rentals, which is anticipated to be 10 feet to 26 feet. Ms. Sterner asked if any maintenance on the trucks would be done at the site, which where will not. Ms. Rumpf asked if any new signage is proposed, which there is not. The Chairman stated that he feels that there should be an exact location for the trucks to be stored and a maximum number allowed. Mr. Taylor stated that the applicant previously received a variance for the number of parking spaces and if U-Hauls were to be parked in any of these spaces, it would trigger another variance needed. Mr. Taylor also suggested fire department review the site plan including the U-Haul parking location(s) regarding circulation. Mr. Oris also stated that the applicant's plan should be revised to show exact locations for rental parking and the number of rentals.

On a motion by Mr. Leszega, seconded by Ms. Sterner, application #2021-23 was carried to an un-determined date with notice required. Roll Call:

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

9. CORRESPONDENCE:

None

10. OPEN TO THE PUBLIC:

On a motion by Mr. Leszega, seconded by Ms. Sterner, the meeting was opened to the public. All aye. There bring no public wishing to comment, on a motion by Mr. Leszega, seconded by Ms. Sterner the meeting was closed to the public. All aye.

11. BOARD DISCUSSION / COMMENTS / ANNOUNCEMENT:

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: (1) a payment of \$4,346.00 to Remington, Vernick & Vena Engineers, (2) a payment of \$848.88 to Rumpf Law, PC, (3) a payment of \$2,034.50 to Taylor Design Group, and (4) a payment of \$100.00 to Robin Schilling as the board's recording secretary.

A motion to approve the payment of vouchers was made by Mr. Leszega, seconded by Ms. Sterner. Roll Call:

Sterner – Yes  
Keenan – Yes

Carrara – Yes  
Leszega – Yes

Hollingsworth – Yes  
Sullivan - Yes

**14. ADJOURNMENT:**

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

Respectfully submitted,

  
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Robin Schilling,  
Zoning Board Recording Secretary

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