

LITTLE EGG HARBOR TOWNSHIP ZONING BOARD

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

Minutes of Meeting Held On April 13, 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: Steve Clanton
5. ROLL CALL:

PRESENT Chairman Eugene Sullivan, Vice-Chairman Greg Leszega, Barbara Sterner, Ken Maxwell, William Hollingsworth, Jr. & Steve Clanton

ABSENT were Louis Mankowski, Suzanne Musto-Carrara & Arlene Keenan

APPEARING FOR THE PROFESSIONALS:

Debra Rumpf, Esquire of Rumpf Law, Zoning Board Attorney

6. APPROVAL OF MINUTES -

A motion to approve the minutes of the meeting of March 9, 2022 was made by Mr. Leszega, seconded by Mr. Sterner. Roll Call:

Sterner – Yes	Maxwell – Abstain	Hollingsworth – Yes
Clanton – Abstain	Leszega – Yes	Sullivan - Yes

7. RESOLUTIONS OF MEMORIALIZATION:

- A. Resolution #2022-08
William & John Gumbars
Application #2022-01
712 Twin Lakes Blvd. / Block 325.111, Lot 3

After Ms. Rumpf read Resolution #2022-08 into the record, a motion was made by Mr. Leszega, seconded by Ms. Sterner, to memorialize Resolution #2022-08. Roll Call:

Sterner – Yes	Maxwell – Abstain	Hollingsworth – Yes
Clanton – Abstain	Leszega – Yes	Sullivan - Yes

- B. Resolution #2022-09
Atlantic City Electric Company
Application #2022-02
290 Great Bay Blvd. / Block 326.100, Lot 2

After Ms. Rumpf read Resolution #2022-09 into the record, a motion was made by Mr. Hollingsworth, seconded by Mr. Leszega, to memorialize Resolution #2022-09. Roll Call:

Sterner – Yes
Clanton – Abstain

Maxwell – Abstain
Leszega – Yes

Hollingsworth – Yes
Sullivan - Yes

8. OLD BUSINESS:

None

9. NEW BUSINESS:

- A. Application #2021-26
Sine Metu Realty, LLC (Hutchison)
290 Route 9 / Block 291, Lot 12
Preliminary / Final Site Plan Approval & Use Variance

The applicant has requested that this matter be carried until the board's May 11, 2022 meeting. On a motion by Mr. Leszega, seconded by Ms. Sterner, application #2021-26 was carried until May 11, 2022 meeting, with no additional notice required. Roll Call:

Sterner – Yes
Clanton – Yes

Maxwell – Yes
Leszega – Yes

Hollingsworth – Yes
Sullivan - Yes

- B. Application #2021-16
Pro Park by Hartley
1310 North Green Street / Block 78, Lot 3
Use Variance

The board received correspondence from the applicant's attorney that the applicant is withdrawing application #2021-16.

10. CORRESPONDENCE:

None

11. OPEN TO THE PUBLIC:

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

John Edmunds (2 Spruce Drive) – Dr. Edmunds was seeking direction on clarification and changes of the township code and rules. Mrs. Rumpf advised Dr. Edmunds that this board can make suggestions to the governing body, but he needs to direct his questions to them. The board secretary also suggested he speak with the zoning officer for clarification on sections of the Land Use Ordinance.

A motion to close to the public was made by Mr. Leszega, seconded by Mr. Hollingswoth. All aye.

12. BOARD DISCUSSION / COMMENTS / ANNOUNCEMENT:

The Chairman suggested that the board members read the article in the planner regarding Use Variances, as he found it very informative.

13. CLOSED SESSION:

N/A

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 \$2,970.00 to Remington, Vernick & Vena Engineers,
a payment of \$2,375.09 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. Hollingsworth, seconded by Mr. Leszega. Roll Call:

Sterner – Yes
Clanton – Yes

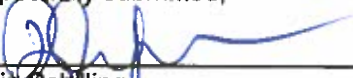
Maxwell – Yes
Leszega – Yes

Hollingsworth – Yes
Sullivan - Yes


15. ADJOURNMENT:

A motion to adjourn is made at 7:43 p.m. by Mr. Leszega, seconded by Mr. Sterner. All aye.

Respectfully submitted,



Robin Schilling,
Zoning Board Recording Secretary



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