

LITTLE EGG HARBOR TOWNSHIP ZONING BOARD

665 Radio Road
Little Egg Harbor, NJ 08087

Minutes of Meeting Held On May 12, 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, Greg Leszega, & Suzanne Musto-Carrara. ABSENT was Ken Maxwell.

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

Sterner – Yes	Leszega - Yes	Carrara - Yes
Jones - Yes	Sullivan - Yes	

6. RESOLUTIONS OF MEMORIALIZATION:

A. Resolution #2021-12

Nancy O'Connell

Application #2021-04

76 Saint Andrews Drive / Block 285.01, Lot 45

Ms. Rumpf read Resolution 2021-12 into the record. On a motion by Mr. Jones, seconded by Ms. Sterner, Resolution 2021-12 was memorialized with the minor revision noted. Roll Call:

Sterner – Yes	Leszega - Yes	Carrara - Yes
Jones - Yes	Sullivan - Yes	

B. Resolution #2021-13

Whitaker

Application #2021-01

169 North Spinnaker Drive / Block 326.25, Lot 35

Ms. Rumpf read Resolution 2021-13 into the record. On a motion by Mr. Jones, seconded by Ms. Sterner, Resolution 2021-13 was memorialized. Roll Call:

Sterner – Yes	Leszega - Yes	Carrara - Yes
Jones - Yes	Sullivan - Yes	

C. Resolution #2021-14
Sage Home Solutions, LLC
Peter Richko – 12 Maryland Road
Application #2021-03 / Block 326.216, Lot 57

Ms. Rumpf read Resolution 2021-14 into the record. On a motion by Mr. Jones, seconded by Ms. Sterner, Resolution 2021-14 was memorialized with the minor revision noted. Roll Call:

Sterner – Yes	Leszega - Yes	Carrara - Yes
Jones - Yes	Sullivan - Yes	

7. OLD BUSINESS:

A. Rodriquez
Application #2019-10
55 Country Club Blvd.
Block 326.03, Lot 34
Bulk Variance

The board secretary announced that the Applicant has requested this application be carried due to an error in noticing (he did not publish in the newspaper). On a motion by Mr. Jones, seconded by Ms. Sterner, Application #2019-10 was carried for one additional time. Roll Call:

Sterner – Yes	Leszega - No	Carrara - No
Jones - Yes	Sullivan - Yes	

B. JNC, LLC
Application #2021-02
117 East Sail Drive
Block 325, Lot 14
Bulk Variances

Richard Kitrick, Esquire for the Applicant. Sworn in Jay Greco, who owns JNC, LLC, with his wife. Mr. and Mrs. Greco's business is flipping homes. The previous structure was destroyed in Super Storm Sandy. Applicant is proposing a raised two-story, 4 bedroom, 3½ bathroom home. Applicant agreed to provide the necessary downspouts / French drains and concrete apron. Applicant will comply with all outside agency approvals that are necessary, as well as any requirements of the Township Floodplain Manager. Ms. Hilla reviewed the engineering letter dated May 10, 2021. Applicant requires Variances for Minimum Lot Area Upland, where 4,350 sq. ft. is required and 4,317 sq. ft. is proposed.; and Lot Depth of 86.35 ft., where 87 ft. is proposed.

On a motion by Mr. Jones, seconded by Ms. Sterner, the application was opened to the public. There being no public wishing to comment, on a motion by Mr. Jones, seconded by Ms. Sterner, the application was closed to the public.

On a motion by Mr. Jones, seconded by Ms. Sterner, Application #2021-02 was approved with the agreed upon conditions. Roll Call:

Sterner – Yes	Leszega - Yes	Carrara - Yes
Jones - Yes	Sullivan - Yes	

8. NEW BUSINESS:

A. Ronald Dibble
Application #2021-05
14 Maryland Drive
Block 326.218, Lot 56
Bulk Variances

Applicant is represented by David Esposito, Esquire. Sworn in Matthew C. Hockenbury, Applicant's engineer, who provided his background. Applicant is proposing an approximate 2,500 sq. ft. raised, 4-bedroom, 3 bathroom house. The irregular shaped site requires a Lot Depth Variance of 83.6 feet, where 87 feet is required. Ms. Hilla reviewed the engineering letter dated May 10, 2021. Applicant agreed to provide the necessary downspouts / French drains.

On a motion by Mr. Jones, seconded by Ms. Sterner, the application was opened to the public. There being no public wishing to comment, on a motion by Mr. Jones, seconded by Ms. Sterner, the application was closed to the public.

On a motion by Mr. Jones, seconded by Ms. Sterner, Application #2021-05 was approved with the agreed upon condition. Roll Call:

Sterner – Yes	Leszega - Yes	Carrara - Yes
Jones - Yes	Sullivan - Yes	

B. Arlene Scaccetti
Application #2021-06
56 West Anchor Drive
Block 310, Lot 39
Bulk Variances

Richard Kitrick, Esquire for the Applicant. Applicant wishes to add a 9.5 x 15 ft. sunroom to her existing single story residence. Applicant requires a Variance for the combined sideyard setback. The existing dwelling has a 4.6 foot sideyard setback on one side, and the sunroom would meet the 5 foot sideyard setback on the other side. Applicant is proposing a combined 9.7 sideyard setback, where 15 feet is required. Applicant will bring the shed into compliance, which was existing when she purchased the residence in 2017. Ms. Hilla discussed the engineering letter dated March 29, 2021. The location of the air conditioning unit was discussed. The existing vinyl fence is the neighbors. The Chairman advised the Applicant that the ventilation of the sunroom will be under the jurisdiction of the construction department. There was brief discussion on the 200 foot list on the survey, which will be amended due to what appears to be an error. The Vice-Chairman asked if there will be an entry point in the sunroom. There will be sliding doors in the rear by the existing deck. Applicant agreed to provide any necessary downspouts.

On a motion by Mr. Jones, seconded by Ms. Sterner, the application was opened to the public. There being no public wishing to comment, on a motion by Mr. Jones, seconded by Ms. Sterner, the application was closed to the public.

On a motion by Mr. Jones, seconded by Ms. Sterner, Application #2021-06 was approved with the agreed upon conditions. Roll Call:

Sterner – Yes	Leszega - Yes	Carrara - Yes
Jones - Yes	Sullivan - Yes	

**C. Robert & Gail Krone
Application #2021-07
5 Lake Huron Drive
Block 325.53, Lot 6
Bulk Variance**

Applicant, Robert Krone, was sworn in. Also, sworn in was Applicant's Engineer, Bruce Jacobs, PE, PP, who provided his background. Applicant requires a Variance from the Minimum Accessory Structure setback to the bulkhead of 15 feet, where 10 is proposed. Marked as Exhibit A-1 was a graph of the pool, showing its size. Ms. Hilla discussed the engineering letter dated May 3, 2021. Ms. Hilla stated that the DEP does recommend that a 15 foot setback to the bulkhead remain and has concerns with the integrity of the bulkhead if the pool is closer than the 15 feet. Applicant will provide the exact location of the deadmen prior to obtaining a building permit. The sheds were existing when applicant purchased the property ten years ago. Sheds will be brought into compliance or removed.

Since there was public present in the courtroom, the application was not opened to the public.

On a motion by Mr. Jones, seconded by Ms. Sterner, Application #2021-07 was approved with the agreed upon conditions. Roll Call:

Sterner – Yes
Jones - Yes

Leszega - Yes
Sullivan - Yes

Carrara - Yes

9. CORRESPONDENCE:

None

10. OPEN TO THE PUBLIC:

There being no public left in the courtroom, the meeting was not opened to the public.

11. BOARD DISCUSSION / COMMENTS:

The Vice-Chairman reminded everyone that is they have not done so already, to file their Financial Disclosure Form.

Mrs. Rumpf discussed the addition to our Resolutions to add in the expiration date of a Variance.

The board secretary advised that the township committee will be appointing an alternate to the board at their May 13, 2021 meeting.

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 \$596.25 to Remington, Vernick & Vena Engineers,
a payment of \$1,840.09 to Rumpf Law, PC, 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 Md. Sterner.
Roll Call:

Sterner – Yes	Leszega - Yes	Carrara - Yes
Jones - Yes	Sullivan - Yes	

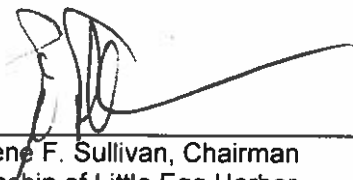
14. ADJOURNMENT:

The meeting was adjourned at 8:45 p.m.

Respectfully submitted,



Robin Schilling,
Zoning Board Recording Secretary



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