

LITTLE EGG HARBOR TOWNSHIP ZONING BOARD

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

Minutes of Meeting Held On October 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. ROLL CALL:

PRESENT Chairman Eugene Sullivan, Louis Mankowski, Arlene Keenan, William Hollingsworth, Jr. & Steve Clanton

ABSENT were Greg Leszega, Barbara Sterner & Suzanne Musto-Carrara

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

5. APPROVAL OF MINUTES -

A motion to approve the minutes of the meeting of September 14, 2022 was made by Mr. Mankowski, seconded by Ms. Keenan. Roll Call:

Mankowski – Yes	Keenan – Yes	Hollingsworth - Yes
Clanton – Yes	Sullivan - Abstain	

6. RESOLUTIONS OF MEMORIALIZATION:

- A. Resolution #2022-16
Thomas Smith
Application #2022-06
32 Surfside Drive / Block 325, Lot 42
Use Variance

After Ms. Rumpf read Resolution #2022-16 into the record, a motion was made by Mr. Mankowski, seconded by Mr. Hollingsworth, to memorialize Resolution #2022-16. Roll Call:

Mankowski – Yes	Keenan – Yes	Hollingsworth - Yes
Clanton – Yes	Sullivan - Abstain	

- B. Resolution #2022-17
Atlantic City Electric
Application #2022-02A
Amended Preliminary & Final Site Plan Approval
290 Great Bay Blvd. / Block 326.100, Lot 2
Upgrades & expansion to the existing sub-station

After Ms. Rumpf read Resolution #2022-17 into the record, a motion was made by Mr. Mankowski, seconded by Mr. Clanton, to memorialize Resolution #2022-17. Roll Call:

Mankowski – Yes
Clanton – Yes

Keenan – Yes
Sullivan - Abstain

Hollingsworth - Yes

7. OLD BUSINESS:

- A. Application #2022-08
Seaside Capital, LLC
1 West Board Drive / Block 315, Lot 1
Bulk Variances

Kevin Quinlan, Esquire for the applicant. Mr. Quinlan provided a summary of the original application and what is now being proposed. Applicant has made some adjustments to the stairs, garage access and rear yard setback. The Chairman believes that applicant did not make enough changes based on the board's prior comments. Mr. Oris went over the proposed changes and Variances still required. For the record, the applicant nor their engineer were present.

Mr. Quinlan stated that he would go back to his client and the engineer and requested the application be carried to the November 9, 2022 meeting. On a motion by Mr. Mankowski, seconded by Ms. Keehan, the application was carried with additional notice required. Roll Call:

Mankowski – Yes
Clanton – Yes

Keenan – Yes
Sullivan - Yes

Hollingsworth - Yes

8. NEW BUSINESS:

- A. Application No. 2022-10
894 Route 9, LLC
Interpretation
Block 173, Lot 8

This application was not heard, will be calendared for the November board meeting.

9. CORRESPONDENCE:

None

10. OPEN TO THE PUBLIC:

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

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:

A payment of \$3,617.00 to Remington, Vernick & Vena Engineers,
a payment of \$1,734.08 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 Ms. Keenan, seconded by Mr. Mankowski. Roll Call:

Mankowski – Yes
Clanton – Yes


Keenan – Yes
Sullivan - Yes

Hollingsworth - Yes

14. ADJOURNMENT:

A motion to adjourn is made at 7:36 p.m. by Mr. Hollingsworth, seconded by Mr. Mankowski. All aye.

Respectfully submitted,



Robin Schilling,
Zoning Board Recording Secretary



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