

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

Minutes of Meeting Held On December 14, 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, Suzanne Musto-Carrara, Louis Mankowski, & Steve Clanton

ABSENT: Barbara Sterner, Arlene Keenan & William Hollingsworth, Jr.

5. APPROVAL OF MINUTES -

A motion to approve the minutes of the meeting of November 8, 2022 was made by Mr. Leszega, seconded by Mr. Mankowski. Roll Call:

Carrara – Yes Mankowski- Yes Clanton – Yes Leszega – Yes Sullivan - Yes

6. RESOLUTIONS OF MEMORIALIZATION:

None

7. CORRESPONDENCE:

Board members were reminded that the clerk's office provided a memo with the 2023 meeting dates.

8. 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. Also appearing was the applicant's engineer, Glenn Lines.

Ms. Rumpf asked if due diligence was done to see if additional property could be acquired. Mr. Lines stated it was a corner lot, there was no additional property that could be acquired. Mr. Lines provided a summary of the revised plan and the changes made

since the prior meetings and the variances still needed. The parking area has been moved to West Boat Drive, and the second floor deck was removed and replaced with a landing and stairs. The 15 ft. distance to the bulkhead is now met to the structure, but not the stairs. Mr. Lines testified that the stairs would not block any of the neighbor's views. There was a great deal of discussion regarding the proximity of the residence to Radio Road. Applicant agreed to obtain a letter from Ocean County Engineering as to the site triangle requirements. Mr. Oris asked if there was any consideration of moving the steps within the footprint of the structure or to another location, away from Radio Road. Mr. Lines testified that there is 44 feet from the center line of Radio Road to the right-hand corner of the proposed residence. Applicant is proposing a frontyard setback of 9.98 feet, where 20 feet is required. The Chairman stated that he still has safety concerns with the frontyard setback to Radio Road. Mr. Quinlan stated that if the variance is not granted, the applicant will only be able to build a 14 foot wide residence, which would be out of character for the neighborhood. The proposed dwelling is within the character of the neighborhood. Mr. Quinlan stated that he did re-notice and no neighbors were present to speak against the property and feels the board keeps asking for more at each meeting. (The board secretary did not receive copies of any noticing documentation.) Ms. Carrara stated that the safety concerns were brought up at the original meeting, which Mr. Quinlan was not present for. The existing shed and chain-link fence will be removed. If the board requires it, a new fence will be installed. The new dwelling will meet the necessary FEMA requirements. Removal of the 2 foot bump-out was discussed in order to reduce the frontyard setback variance. Mr. Oris asked what happened to the 5 foot easement that was on the original plan. Mr. Lines stated that the easement expired in 2005 and was removed. Mr. Oris also asked Mr. Quinlan if he sent out letters to see if there was any additional property that could be acquired, which he did not do.

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

There being no further testimony or questions, Mr. Leszega made a motion to deny the application based on the variances required and safety concerns discussed, Ms. Carrara seconded the motion with the same concerns.

Carrara – Yes

Mankowski- Yes (because of safety concerns and variances required)

Clanton – Yes

Leszega – Yes

Sullivan – Yes (because of safety concerns and setback issue)

9. NEW BUSINESS:

None

10. OPEN TO THE PUBLIC:

On a motion by Mr. Mankowski, seconded by Mr. Leszega, the meeting was opened to the public. All aye. Frank Colandrea spoke generally stating that he was there to observe as a resident, as he is looking at getting involved in the township as he is retiring. On a motion by Mr. Leszega, seconded by Mr. Mankowski, 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: (a) payment of \$742.50 to Remington, Vernick & Vena Engineers; (b) payment of \$173.25 to Rumpf Law, PC; (c) payment of \$83.50 to Taylor Design Group; (d) 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 Mr. Mankowski. Roll Call:

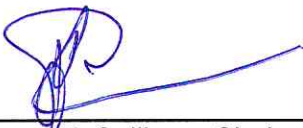
14. ADJOURNMENT:

A motion to adjourn was made at 8:00 p.m. by Mr. Leszega, seconded by Ms. Carrara. All aye.

Respectfully submitted,



Robin Schilling
Zoning Board Recording Secretary



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