

LITTLE EGG HARBOR TOWNSHIP ZONING BOARD

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

Minutes of Meeting Held On June 12, 2019

1. Meeting called to order at 7:19* 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, and Steven DeSimone (Alternate) - ABSENT were Ken Maxwell, Brian Szajdik (Alternate) and Joseph Castaldo (Alternate)

**The meeting started late, as we were waiting to form a quorum.*

APPEARING FOR THE PROFESSIONALS:

Debra Rumpf, Esquire of Rumpf Law, Zoning Board Attorney
Ernest J. Peters, Jr., PE, PP, CME of Remington, Vernick, Zoning Board Engineer

5. APPROVAL OF MINUTES -

A motion to approve the minutes of the meeting of May 8, 2019 was made by Mr. Jones, seconded by Mr. Leszega. Roll Call:

Sterner – Yes	DeSimone – Yes	Leszega – Yes
Jones – Yes	Sullivan - Yes	

6. RESOLUTIONS OF MEMORIALIZATION:

- A. Resolution #2019-17
Andwin Realty Investors, LLC - Application #2019-03
Block 251 Lot 1.02
GB and R-5A With Scenic Gateway Overlay Zone
Use Variance and Preliminary & Final Major Site Plan

Ms. Rumpf read Resolution #2019-17 into the record. On a motion by Mr. Jones, seconded by Mr. Leszega, Resolution #2019-17 was approved. Roll Call:

Sterner – Yes	DeSimone – Yes	Leszega – Yes
Jones – Yes	Sullivan - Yes	

- B. Resolution #2019-16
Joseph Esposito - Application #2019-04
Block 68, Lot 2
R3A Residential Zone
Bulk Variance

Ms. Rumpf read Resolution #2019-16 into the record. On a motion by Mr. Jones, seconded by Ms. Sterner, Resolution #2019-16 was approved. Roll Call:

Sterner – Yes
Jones – Yes

DeSimone – Yes
Sullivan - Yes

Leszega – Yes

7. OLD BUSINESS:

None

8. NEW BUSINESS:

A. Variance Application #2019-06

Josephsen
Block 320 Lot 14 / GB – General Business
Use Variance

Mr. Jones stated for the record that he was a prior customer of the applicant's business and they attend the same church and work together in a homeless ministry together. Mr. Jones stated he would be able to give an unbiased opinion in his matter.

The Chairman, Ms. Sterner and Mr. Leszega also stated for the record that they are prior customers of the applicant's business.

Mr. DeSimone stated for the record that he owns property within 200 feet of the applicant's business.

Mr. Kitrick and the applicant have no issues with the board members hearing this application.

Richard Kitrick, Esquire for the applicant. Sworn in Richard and Michele Josephsen. Marked as Exhibit A-1 was an interior sketch of the building, which was prepared by the applicant. Mr. Josephsen stated that the building previously had an interior door dividing it into 2 separate areas that he removed when he bought the property, but will be adding the door back in if he receives an approval. Mr. and Mrs. Josephsen are the only employees of the carpet store. Applicant is proposing to make one side of the building a hair salon for his wife with two chairs and one sink. The carpet business does not have a lot of foot traffic and averages 0-3 customers per day. Mr. Josephsen uses local flooring contractors to install the carpet he sells. The carpet store is open from 10:00 a.m. to 5:00 p.m. The contractors usually load up the carpet between 8:00 a.m. – 8:30 a.m. and that is the only time they are at the site. The hair salon may have one future part-time employee, who will work 3 days a week, approximately 4 hours per day.

Marked as Exhibit A-2 was a revised plan of the site dated June 4, 2019. Marked as Exhibit A-3 was a photo of the site. Applicant stated that he has no current issues with parking and the number of spaces is more the adequate. Applicant also stated that there is street parking available on Anchor Drive. Marked as Exhibit A-4 was a letter from George Allen Munro, which allows the applicant to ingress and egress access to their property over land he owns. Applicant will add one additional outside light to the side of his building to provide additional light on the parking area. The applicant no longer has a dumpster on his property. The dumpster located on the Munro Marina property is used and paid for by the applicant. Sub-contractors are not using the dumpster, they are responsible for disposing of carpet by their own means. Applicant proposed no changes to the existing sign on his property. He will have his sign re-done to add the hair salon to his space. He allows the marina and the other business space on his sign. Mr. Peters reminded the board that the approval for this application runs with the land, not the property owner. The relief is for the site and the requested uses, which are permitted uses, only. The applicant will ask the adjacent property owner (Mr. Munro) for a recordable access easement, but cannot promise he will sign such a document. Mr. Kitrick asked that the board

consider this application with the requested 6 parking spaces and if they can get the access easement it will be bonus parking. Mr. Leszega asked where the commercial vans will be parked. Applicant stated that he will no longer be in the business of cleaning carpets and will be getting rid of one van, and the other he will be using himself and it will be parked in the spot in the rear marked for employees. The Chairman asked about the trailer that is being used for carpet storage. The trailer is registered and used for storage only. Mr. Peters discussed the stripped parking area along Radio Road. The parking area will not encroach on Radio Road. Applicant requires a Use Variance (for the proposed salon), a Variance from the parking requirement (6 spaces proposed, 8 required) and a waiver of site plan. Applicant will stripe the parking spots.

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

On a motion by Mr. Jones, seconded by Ms. Sterner, application #2019-06 was approved with the conditions agreed upon. Roll Call:

Sterner – Yes
Jones – Yes

DeSimone – Yes
Sullivan - Yes

Leszega – Yes

9. CORRESPONDENCE:

None

10. OPEN TO THE PUBLIC:

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

11. BOARD DISCUSSION / COMMENTS:

Ms. Rumpf asked the board if they wanted her to do a letter to the board members that have not been coming out. The board secretary will also reach out to the governing body regarding the delinquent board members and the need for new board members.

The board secretary announced that Mr. DeSimone successfully completed the new board member mandatory training class.

Mr. Peters generally discussed parking requirements per the township ordinance and why the requirements are so different for any given business.

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 \$3,451.50 to Remington, Vernick & Vena Engineers,

a payment of \$1,751.40 to Rumpf Lsaw, PC, and
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. Jones, seconded by Ms. Sterner.
Roll Call:

Sterner – Yes
Jones – Yes

DeSimone – Yes
Sullivan - Yes

Leszega – Yes

14. ADJOURNMENT:

A motion to adjourn is made at 8:37 p.m. All aye.

Respectfully submitted,



Robin Schilling,
Zoning Board Recording Secretary



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