

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

**Minutes of Meeting Held On Novmeber 4, 2020**

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 & Suzanne Musto-Carrara

ABSENT were Ken Maxwell, Greg Leszega & Joseph Castaldo (Alternate)

**APPEARING FOR THE PROFESSIONALS:**

Debra Rumpf, Esquire of Rumpf Law, Zoning Board Attorney  
Pamela Hilla, PE, CME, CFM of Remington, Vernick, Zoning Board Engineer

5. **APPROVAL OF MINUTES -**

A motion to approve the minutes of the meeting of October 14, 2020 was made by Ms. Sterner, seconded by Ms Carrara. Roll Call:

Carrara – Yes	Sterner – Yes
Jones – Abstain	Sullivan - Yes

6. **RESOLUTIONS OF MEMORIALIZATION:**

None

7. **OLD BUSINESS:**

- A.           Application #2020-07  
              Charles Schwartz  
              44 Kansas Road  
              Block 326.215, Lot 35  
              Zone: R-50 Residential Zone  
              Bulk Variance
- 

Applicant, Charles Schwartz, appeared on his own behalf and was sworn in. Mr. Schwartz provided a summary of what transpired during his house raise. Although the applicant admitted that his contractor deviated from the original plan submitted to the township, that they always maintained the same footprint. Sworn in, applicant's builder, David R. Leonetti, of LBI Construction & LBI House Raising. Mr. Leonetti explained what happened with the house raise and specifically the stairs.

Ms. Hilla reviewed her letter dated September 22, 2020. Applicant is seeking a Variance for front stair encroachment of approximately 12 feet into the frontyard setback. The stair dimensions and configuration were discussed in detail. The Chairman discussed the discrepancies on the as built structure and stairs verses what was originally submitted to the building department. The Vice-Chairman asked at what point did the builder realize he was not in compliance. Mr. Leonetti offered testimony and stated that it was his error and was not done deliberately. Mr. Leonetti stated that if they brought the steps into compliance, they would dump out in front of the garage, which is a safety concern. There are interior stairs leading up from the garage.

On a motion by Mr. Jones, seconded by Ms. Carrara, the meeting was opened to the public. All aye.

David Fuller (sworn in) – Mr. Fuller stated that as a neighbor, he does not see any negative impacts with the current configuration of the steps and is happy that residents are re-investing in their homes. He stated that the applicant did stay within the original footprint.

On a motion by Mr. Jones, seconded by Ms. Carrara, the meeting was closed to the public. All aye.

On a motion by Mr. Jones, seconded by Ms. Carrara, Application No. 2020-07 was approved.  
Roll Call:

Carrara – Yes  
Jones – Yes

Sterner – Yes  
Sullivan - Yes

**8. NEW BUSINESS:**

None

**9. CORRESPONDENCE:**

None

**10. OPEN TO THE PUBLIC:**

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

**11. BOARD DISCUSSION / COMMENTS:**

The board was brought up to date on the status of the lacono application and additional land acquisition.

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**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 \$320.00 to Remington, Vernick & Vena Engineers, 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 Ms. Sterner .  
Roll Call:

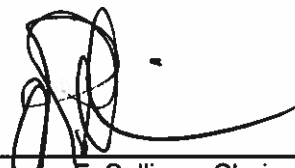
Carrara – Yes  
Jones – Yes

Sterner – Yes  
Sullivan - Yes

**14. ADJOURNMENT:**

The meeting was adjourned at 7:51 p.m.

Respectfully submitted,

  
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Robin Schilling,  
Zoning Board Recording Secretary  
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Eugene F. Sullivan, Chairman  
Township of Little Egg Harbor  
Zoning Board