

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

Minutes of Meeting Held On February 10, 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, Ken Maxwell & Greg Leszega

ABSENT was Suzanne Musto-Carrara,

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 January 13, 2021 was made by Mr. Jones, seconded by Ms. Sterner. Roll Call:

Leszega – Yes	Maxwell – Yes	Sterner – Yes
Jones – Yes	Sullivan - Yes	

6. **RESOLUTIONS OF MEMORIALIZATION:**

- A. Resolutions 2021-01 thru 2021-06
Appointing Board & Professionals for the year 2021

The board secretary summarized the Resolutions to be memorialized. On a motion by Mr. Jones, seconded by Ms. Sterner, Resolution 2021-01 thru 2021-06 were memorialized. Roll Call:

Leszega – Yes	Maxwell – Yes	Sterner – Yes
Jones – Yes	Sullivan - Yes	

- B. Resolution 2021-07
Randall Giberson
Application #2020-08
24 White Oak Lane
Block 126, Lot 77 / Bulk Variances

Ms. Rumpf read Resolution 2021-07 into the record. On a motion by Mr. Jones, seconded by Ms. Sterner, Resolution 2021-07 was memorialized. Roll Call:

Leszega – Yes
Jones – Yes

Maxwell – Yes
Sullivan - Yes

Sterner – Yes

7. OLD BUSINESS:

None

8. NEW BUSINESS:

- A. **Width-Sysol**
Application #2020-09
12 Kara Court
Block 282, Lot 1.36 /
Bulk Variances

Richard Kitrick, Esquire for the Applicant. Mr. Kitrick provided a summary of the application stating that his client's property is a unique pie-shaped parcel that is adjacent to a detention basin in the rear of the property, which can never be built on. Sworn in Heather Width-Sysol. Applicant wishes to construct a 16x18 screened porch and 18x21 raised deck in the rear of the property. Ms. Hilla reviewed the engineering letter dated December 30, 2020. Applicant requires two Variances for rear-yard setback to deck and stairs and minimum rear-yard setback to screened porch. No vegetation or trees will be removed for this project. There is no HOA for this development.

On a motion by Mr. Jones, seconded by Mr. Leszega, this matter was opened to the public. All aye. There being no public wishing to comment, on a motion by Mr. Jones, seconded by Ms. Sterner, this matter was closed to the public. All aye.

There being no further testimony or questions, on a motion by Mr. Jones, seconded by Ms. Sterner, Application #2020-09 was approved. Roll Call:

Leszega – Yes
Jones – Yes

Maxwell – Yes
Sullivan - Yes

Sterner – Yes

B. Fredericks
Application #2020-11
26 Iowa Court
Block 326.204, Lot 41 / Bulk Variance

Richard Kitrick, Esquire for the Applicant. Mr. Kitrick provided a summary of the application. The property is currently a vacant lot, which the Applicant will use as a vacation home and will ultimately use as a retirement residence. Sworn in Applicant, Ralph Fredericks. Applicant is proposing a two-story stick built home with a two-car garage underneath and off-street parking. Applicant will comply with the Township's Street Tree Ordinance. Ms. Hilla reviewed the engineering letter dated December 30, 2020. Applicant requires a Variance for lot depth where 87 feet is required and 80.44 is proposed. The minimum lot depth is an existing condition. Applicant will comply with all CAFRA requirements and will install dry wells if needed for roof run-off.

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

There being no further testimony or questions, on a motion by Mr. Jones, seconded by Ms. Sterner, Application #2020-11 was approved with the conditions set forth. Roll Call:

Leszega – Yes	Maxwell – Yes	Sterner – Yes
Jones – Yes	Sullivan - Yes	

C. DiCamillo
Application #2020-12
20 Lake Michigan Drive
Block 325.50, Lot 73 / Bulk Variance

Mr. Kitrick stated that this client wishes to carry this application. On a motion by Mr. Jones, seconded by Ms. Sterner, Application #2020-12 was carried until the March 10, 2021 meeting with no additional notice required. Mr. Kitrick advised that the board was granted all necessary waivers of time. Roll Call:

Leszega – Yes	Maxwell – Yes	Sterner – Yes
Jones – Yes	Sullivan - Yes	

D. Mooney
Application #2020-10
127 East Sail Drive
Block 323, Lot 9 / Bulk Variances

Richard Kitrick, Esquire for the Applicant. Mr. Kitrick provided a summary of the application and entered Exhibit A-1 into the record as a photograph of the prior residence that has been removed from the site. Sworn in Daniel Mooney. Applicant requires a rearyard setback of 84.9 feet, where 87 feet is required, as well as a minimum lot area Variance. Applicant is proposing to construct a two-story single-family residence and will comply with all CAFRA requirements. Applicant testified that there will be ample off-street parking and stone under the raised structure. Ms. Hilla

reviewed the engineering letter dated December 30, 2020. Ms. Hilla suggested a concrete driveway apron and french drain which applicant agreed to, as well as any street tree requirements of the township.

On a motion by Mr. Jones, seconded by Ms. Sterner, this matter was opened to the public. All aye.

Andre Genoves (sworn in) – Mr. Genoves is an adjacent full-time resident and expressed his concerns with drainage and how close the new structure will be to his home. Mr. Genoves was advised that the Applicant meets all the Township's Ordinances for sideyard setbacks and has agreed to the installation of a french drain.

On a motion by Mr. Jones, seconded by Ms. Sterner, this matter was closed to the public. All aye.

There being no further testimony or questions, on a motion by Mr. Jones, seconded by Ms. Sterner, Application #2020-10 was approved with the conditions set forth. Roll Call:

Leszega – Yes
Jones – Yes

Maxwell – Yes
Sullivan - Yes

Sterner – Yes

9. CORRESPONDENCE:

None

10. OPEN TO THE PUBLIC:

Since there was no public present, the meeting was not opened to the public,

11. CLOSED SESSION:

N/A

12. BOARD DISCUSSION / COMMENTS:

The board was advised about the dates for the upcoming virtual Mandatory Training Classes, for those members that still need same.

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 \$547.50 to Remington, Vernick & Vena Engineers,
a payment of \$3,986.23 to Rumpf Law, PC,
a payment of \$1,804.50 to Taylor Design Group, Inc. for services rendered; 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:

Leszega – Yes
Jones – Yes

Maxwell – Yes
Sullivan - Yes

Sterner – Yes

14. ADJOURNMENT:

A motion to adjourn was made by Mr. Jones, seconded by Ms. Sterner. All aye.

Respectfully submitted,



Robin Schilling,
Zoning Board Recording Secretary



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