

LITTLE EGG HARBOR TOWNSHIP ZONING BOARD

665 Radio Road
Little Egg Harbor, NJ 08087

Minutes of Meeting Held On February 5, 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. OATH OF OFFICE - Mrs. Rumpf swore in board member Steven DeSimone.
5. ROLL CALL:

PRESENT Chairman Sullivan, Barbara Sterner, Greg Leszega, Suzanne Musto-Carrara, Joseph Castaldo (Alternate) and Steven DeSimone (Alternate)

ABSENT were Vice-Chairman Jones, Ken Maxwell & Brian Szajdik

APPEARING FOR THE PROFESSIONALS:

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

6. EXECUTIVE SESSION –

On a motion by Ms. Sterner, seconded by Mr. Leszega, the board went into Executive Session for the appointment of the 2020 Chairman, Vice-Chairman, Secretary and appointment of professionals. All aye.

The board returned from Executive Session and on a motion by Mr. Leszega, seconded by Ms. Sterner, the board reconvened. All aye.

- A. The board secretary announced that the following appointments were made during Executive Session:
 - A. CHAIRMAN – Eugene F. Sullivan
 - B. VICE-CHAIRMAN – Charles Jones
 - C. SECRETARY – Robin Schilling
 - D. ATTORNEY – Rumpf Law, PC
 - E. CONFLICT ATTORNEY - Eric M. Bernstein & Associates
 - F. ENGINEER – Remington & Vernick Engineers
 - G. CONFLICT ENGINEER – T&M Associates

H. LANDSCAPE ARCHITECT – Taylor Design Group (on an as needed basis only)

On a motion by Mr. Sterner, seconded by Mr. Leszega the forgoing appointments were approved. Roll Call:

Sterner – Yes	Leszega – Yes	Carrara - Yes
Castaldo – Yes	DeSimone – Yes	Sullivan - Yes

7. APPROVAL OF MINUTES -

A motion to approve the minutes of the meeting of December 11, 2019 was made by Ms. Carrara, seconded by Mr. DeSimone. Roll Call:

Sterner – Abstain	Leszega – Yes	Carrara - Yes
Castaldo – Abstain	DeSimone – Yes	Sullivan - Yes

8. RESOLUTIONS OF MEMORIALIZATION:

None

9. OLD BUSINESS:

None

10. NEW BUSINESS:

- A. **Enviro Productions, LLC** - Application #2018-15A
1372 Route 539 /a/k/a Block 79 Lot 3
GB General Business Zone
Extension

For the record, Mr. DeSimone stated that he had a professional relationship with Mr. Kitrick. Mr. Kitrick stated that this was a prior relationship and does not feel it causes a conflict.

Richard Kitrick, Esquire for the applicant. Mr. Kitrick explained that his client was required to file the subdivision maps within six months from his approval, but due to a delay by the Ocean County Planning Board, he was unable to do so. Applicant has now received Ocean County Planning Board approval and will move forward with his map filing and with this project.

On a motion by Mr. DeSimone, seconded by Ms. Sterner, this matter was approved.

Roll Call:

Sterner – Yes	Leszega – Yes	Carrara - Yes
Castaldo – Yes	DeSimone – Yes	Sullivan - Yes

- B. William J. Mackey – Application #2019-11**
321 Parkertown Drive a/k/a Block 125, Lot 2.05
Zone: R3-A / Residential
Bulk Variances

Applicant, William J. Mackey, was sworn in. Applicant wishes to construct a 50 x 30 one story, pole barn with a 50 x 10 lean-to attached. Applicant testified that he will be using the pole barn and lean-to for personal storage of vehicles and tractors. Applicant offered a self-drawn amendment to his survey submitted with the application to show the location of the pole barn on the property. There was some discussion on the survey submitted, as it appears it does not reflect a sub-division on the property. Ms. Hilla discussed the engineer review letter dated January 20, 2020. Applicant testified that the driveway and floor of the pole barn and lean-to will be blue stone. Applicant stated that there will be no living space, utilities and no commercial use. Applicant has a commercial building in Toms River for his business. Applicant will also require a height variance, where 15 ft. is allowed and 16 ft. is proposed. Applicant is not requesting any setback relief. After some discussion the board and the board professionals agree that the applicant will need to provide an updated, current survey of the site to properly make a decision on this matter.

On a motion by Ms. Sterner, seconded by Mr. DeSimone, application #2019-11 was carried until the March 11, 2020 meeting. Roll Call:

Sterner – Yes	Leszega – Yes	Carrara - Yes
Castaldo – Yes	DeSimone – Yes	Sullivan - Yes

11. CORRESPONDENCE:

None

12. OPEN TO THE PUBLIC:

A motion to open to the public was made by Mr. Leszega, seconded by Ms. Sterner, the meeting was opened to the public. All aye. There being no public wishing to comment, on a motion by Ms. Sterner, seconded by Ms. Cararra, the meeting was closed to the public. All aye.

13. BOARD DISCUSSION / COMMENTS:

The board secretary announced that members Barbara Sterner & Suzanne Musto-Carrara completed their Mandatory Training Class. She also reminded any board members that have not taken the class that they need to do same within 18 months from their original appointment.

14. 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 \$78.50 to Remington, Vernick & Vena Engineers,
a payment of \$173.25 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. Sterner, seconded by Mr. DeSimone. Roll Call:

Sterner – Yes Leszega – Yes Carrara - Yes
Castaldo – Yes DeSimone – Yes Sullivan - Yes


15. ADJOURNMENT:

A motion to adjourn is made at 7:54 p.m. All aye.

Respectfully submitted,



Robin Schilling,
Zoning Board Recording Secretary



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