

LITTLE EGG HARBOR TOWNSHIP ZONING BOARD

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

Minutes of Meeting Held On June 10, 2020

1. Meeting called to order 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 Charles Jones.
5. ROLL CALL:

PRESENT Chairman Sullivan, Vice-Chairman Jones, Barbara Sterner, Ken Maxwell, Greg Leszega, Suzanne Musto-Carrara, and Steven DeSimone (Alternate)

ABSENT were Joseph Castaldo (Alternate) & Brian Szajdik (Alternate)

APPEARING FOR THE PROFESSIONALS:

Debra Rumpf, Esquire of Rumpf Law, Zoning Board Attorney
Pamela Hilla of Remington, Vernick, Zoning Board Engineer
Scott D. Taylor, of Taylor Design Group, Landscape Architect

6. RESOLUTIONS OF MEMORIALIZATION:

- A. Resolutions 2020-01 thru 2020-08
2020 Appointments

A motion to memorialize Resolution 2020-01 thru 2020-08 was made by Mr. Jones, seconded by Ms. Sterner. Roll Call:

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

- B. Resolution 2020-09
Enviro Productions, LLC
Application #2018-15A
1372 Route 539 /a/k/a Block 79 Lot 3 / GB General Business Zone
Extension

A motion to memorialize Resolution 2020-09 was made by Ms. Sterner, seconded by Mr. Leszega. Roll Call:

Sterner – Yes	Maxwell – Abstain	Leszega – Yes
Carrara – Yes	DeSimone – Yes	
Jones – Abstain	Sullivan - Yes	

7. APPROVAL OF MINUTES:

A motion to approve the minutes of the meeting of February 5, 2020 meeting was made by Ms. Sterner, seconded by Ms. Carrara. Roll Call:

Sterner – Yes	Maxwell – Abstain	Leszega – Yes
Carrara – Yes	DeSimone – Yes	
Jones – Abstain	Sullivan - Yes	

8. OLD BUSINESS:

None

9. NEW BUSINESS:

- A. Thomas P. & Darcia Johnson
Application #2020-02
70 Lake Superior Drive
Zone: R-50 Residential Zone
Bulk Variance

Richard Kitrick, Esquire for the applicants. Mr. Kitrick provided a summary of the application. Sworn in was Dean Theuret, applicant's builder. The residence was a Hurricane Sandy damaged home that has been demolished and rebuilt. Applicant is seeking a variance for the stair encroachment into the required stair setback, where 15 feet is required and 12.1 feet is proposed. Mr. Theuret testified that the elevation changed due to the fact that the applicant did not wish to use pressure treated wood as originally proposed. Testimony was provided that the residence sits back further than most of the homes on the street. The Chairman asked about the fence on the property, that appears to be the neighbors. Mr. Kitrick will notify the neighbor that the fence is on his client's property. Ms. Hilla reviewed the engineer's letter dated May 5, 2020. A copy of the as built survey was requested to be submitted. There were no board questions.

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

A motion to approve application #2020-02 was made by Mr. Jones, seconded by Mr. Maxwell. Roll Call:

Sterner – Yes
Carrara – Yes
Jones – Yes

Maxwell – Yes
DeSimone – Yes
Sullivan - Yes

Leszega – Yes

- B. Michael Iacono
Application #2020-01
1480 Route 539
Zone: General Business with Scenic Gateway Overlay Zone
Use Variance

Richard Kitrick, Esquire for the applicant. Mr. Kitrick provided a summary of the application. Applicant is proposing a small family owned and operated three bay facility for used car sales and minor repairs.

Sworn in applicant, Gui Iacono (father of Michael Iacono). Mr. Iacono testified that there would not be more than three or four cars for sale at any given time. Applicant testified that the only employees would be himself, his wife and son, but was unsure if he would be adding additional employees in the future. The three bays will be used for washing / cleaning of the automobiles and small repairs such as tune-ups, oil changes, breaks/ shocks and inspections. Applicant is not a certified mechanic and will not be doing major repairs. Repairs will be done more on the slower months to help pay the bills. No body work is being proposed. The chairman asked about the use of the second floor office space. Applicant testified that they buy and sell used cars from on-line auctions. They do not plan on renting out office space. Mr. Jones asked about cars being transported to and from the site, which will be driven, no tow-truck or flatbed use. Ms. Hilla questioned the mixed uses, since parking requirements are different for office space, auto sales and repairs. Ms. Hilla asked if automobiles would be leased from the facility, which they will not. Ms. Rumpf confirmed with the applicant that they would be the sole owner and occupant of the building. Applicant has one dealer license, and no broker services will be done. Mr. Taylor stated for the board's clarification, that the Use Variance runs with the land, so if the board grants a Use Variance to the applicant, who is proposing a low-intensity auto sales / repair business, if sold, the new owner may view low-intensity very differently. Sworn in Rob Harrington, applicant's engineer. Ms. Hilla discussed the Use Variance being sought and believes applicant needs a D1 Use Variance. Mr. Taylor agrees with the D1 Use Variance. Ms. Hilla began discussing the engineer's letter dated June 5, 2020. Parking requirements are not being met. No tow-truck or trailer will be kept on site. Applicant testified that most of the auto sales will be done by appointment. Ms. Sterner asked about walk-in customers. Ms. Hilla confirmed that the applicant only has one dealer license, under one name. The proposed and required buffers and landscaping were discussed in great length. Mr. Harrington testified that since the site is so small, it has to be cleared to be useable. The board inquired if the applicant contacted the adjacent property owner to purchase property. Mr. Kitrick responded that the applicant did contact the township regarding purchasing of their lot, but did not receive a response.

The board took a brief recess.

The Chairman proposed that this application be carried to allow the proposal to be cleaned up based on the comments thus far. The board was polled for questions and concerns that the applicant could work on to make the appropriate revisions. The Chairman also requested a description on how the business would operate / business plan.

On a motion by Mr. Jones, seconded by Ms. Sterner, application #2020-01 was carried until July 8, 2020, with no additional notice required. Applicant waived any time limitations by the board. Roll Call:

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

10. CORRESPONDENCE:

None

11. OPEN TO THE PUBLIC:

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

12. BOARD DISCUSSION / COMMENTS:

None

13. CLOSED SESSION:

N/A

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 \$7,597.50 to Remington, Vernick & Vena Engineers,
a payment of \$641.03 to Rumpf Law, PC,
a payment of \$1,678.00 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:

Sterner – Yes Maxwell – Yes Leszega – Yes

Carrara – Yes
Jones – Yes

DeSimone – Yes
Sullivan - Yes

15. ADJOURNMENT:

A motion to adjourn was made and seconded. All aye.

Respectfully submitted,



Robin Schilling,
Zoning Board Recording Secretary



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