

LITTLE EGG HARBOR TOWNSHIP ZONING BOARD

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

Minutes of Meeting Held On August 12, 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, Ken Maxwell, Suzanne Musto-Carrara, and Steven DeSimone (Alternate)

ABSENT were Greg Leszega, Joseph Castaldo (Alternate) and Brian Szajdik (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 July 8, 2020 was made by Mr. Jones, seconded by Ms. Sterner. Roll Call:

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

6. RESOLUTIONS OF MEMORIALIZATION:

- A. Shore Investors Group, LLC
Application #2020-04
6 West Brig Drive
Zone: R-50 Residential Zone
Bulk Variances

Ms. Rumpf read Resolution 2020-11 into the record. A motion to memorialize Resolution 2020-11 was made by Mr. Jones, seconded by Ms. Sterner. Roll Call:

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

7. OLD BUSINESS:

Ms. Rumpf & Mr. Kitrick provided the board with an update on the Iacono application. Mr. Iacono has entered into a contract to purchase a piece of property from the township in order to help eliminate some of the Variances needed for this application. Once the purchase of the property has been completed, the applicant will re-submit a revised plan and move forward with his application. Mr. Kitrick stated that the time the board has to render a decision would be extended.

8. NEW BUSINESS:

- A. John Kurtz, III
Application #2020-06
132 East Dory Drive
Zone: R-50 – Residential Zone
Bulk Variance

Richard Kitrick, Esquire for the Applicant. Applicant, John Kurtz, III, sworn in. Applicant is requesting a lot depth variance where 87 ft. is required and 80 ft. proposed. Ms. Hilla reviewed the engineering letter dated June 3, 2020 and requested written confirmation from the applicant that no CAFRA permit is required. Mr. Kitrick will provide. Ms. Hilla stated that since no architectural's were provided, she would like some additional information on the off-site parking requirement. Since the stairs will be under the residence, there will be ample driveway / off-site parking. She also asked that the flood zone be added to the plan when submitted to the township. The Chariman asked about grading and drainage. Mr. Kitrick responded that they would provide the construction office with the necessary grading plan prior to construction as required. Sworn in Patty Deitrick, the contract purchaser. Ms. Deitrick plans to build a 2-3 bedroom raised dwelling with steps under the house, within the footprint and does not anticipate any additional variances to be required. There was discussion regarding the roofed deck and if a variance for lot coverage would be needed. Mr. Kitrick is not requesting a lot coverage variance at this time. Marked as Exhibit A-1 was a possible floorplan for the proposed dwelling.

On a motion by Mr. Jones, seconded by Ms. Sterner the meeting was opened to the public. All aye. There being no public present wishing to comment, 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. Sterner, application #2020-06 was approved, with the condition that written confirmation that a CAFRA permit is not required. Roll Call:

Sterner - Yes
DeSimone - Yes

Maxwell - Yes
Jones - Yes

Carrara – Yes
Sullivan - Yes

B. Callazzo Properties, LLC
Application #2020-05
1432 Route 539
Zone: GB within the Scenic Gateway Overlay Zone
Use Variance

Kenneth Palmer, Esquire for the applicant. Sworn in Mark Callazzo, applicant. Mr. Callazzo provided a brief summary of the existing site, which is phase one of a two-phase project previously approved by the planning board. Mr. Callazzo testified that he currently has four tenants in the existing units, who utilize their respective units for: (1) fire suppression / fire extinguisher storage; (2) outdoor furniture storage, no retail; (3) glass company, which does light manufacturing; and (4) storage and assembly of trade show booths. Mr. Callazzo is starting the process to begin phase two of the site. Mr. Callazzo stated that he would like to amend the previously approved hours of operation and discuss the need for a parking variance. He stated that the original hours set forth were an approximation. He also stated that there are no existing parking issues with the current tenants and that the tenants are not usually at the site for a typically workday and tend to come and go frequently, during various hours. The applicant would like to expand the approved uses to include light manufacturing, light industrial, warehouse storage and auto repair and to better define the "flex space" approval received from the planning board.

Sworn in Allison Coffin, Professional Planner, who joined the meeting via teleconference and provided her background. Ms. Coffin explained that while some municipalities define "flex space" in their code, Little Egg Harbor does not. She clarified that all of the uses being requested by the applicant are conditional uses, except that of auto repair. There was a great deal of discussion regarding the previously approved 16 parking spaces to be utilized at the site.

The board requested that the applicant provide the board with clarification and definitions of what his intended uses would be, as well as hours of operation he would like. The original approved site plan will be sent digitally to the board's engineer.

On a motion by Mr. Jones, seconded by Ms. Sterner, this application was carried until September 9, 2020, with no additional notice provided, and the time the board has to render a decision would be extended.

Roll Call:

Sterner - Yes
DeSimone - Yes

Maxwell - Yes
Jones - Yes

Carrara - Yes
Sullivan - Yes

Board Member Steven Desimone had to leave the meeting and excused himself.

9. CORRESPONDENCE:

N/A

10. OPEN TO THE PUBLIC:

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

11. BOARD DISCUSSION / COMMENTS:

The Chairman asked if anyone has any suggestions to make the meetings better to please share them.

12. CLOSED SESSION:

None

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 \$4,498.75 to Remington, Vernick & Vena Engineers,
a payment of \$467.78 to Rumpf Law, PC,
a payment of \$486.00 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
DeSimone - Yes

Maxwell - Yes
Jones - Yes

Carrara - Yes
Sullivan - Yes

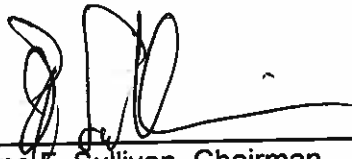
14. ADJOURNMENT:

A motion to adjourn is made at 9:24 p.m. by Mr. Jones, seconded by Ms. Carrara. All aye.

Respectfully submitted,



Robin Schilling,
Zoning Board Recording Secretary



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