

LITTLE EGG HARBOR TOWNSHIP ZONING BOARD

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

Minutes of Meeting Held On September 9, 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 and Suzanne Musto-Carrara

ABSENT: Greg Leszega (Mr. Leszega did attend the meeting, but since he could not vote on the application, he was advised he could leave), Joseph Castaldo (Alternate), Brian Szajdik (Alternate) and Steven DeSimone (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 August 12, 2020 was made by Mr. Jones, seconded by Ms. Sterner. Roll Call:

Sterner – Yes	Maxwell – Yes	Carrara – Yes
Jones – Yes	Sullivan – Yes	

6. RESOLUTIONS OF MEMORIALIZATION:

- A. Resolution #2012-12
John Kurtz, III
Application #2020-06
132 East Dory Drive
Zone: R-50 – Residential Zone
Bulk Variance

Ms. Rumpf read Resolution 2020-12 into the record. A motion to memorialize Resolution 2020-12 was made by Mr. Jones, seconded by Ms. Sterner noting a minor typographical error in numbering of paragraphs that will be corrected. Roll Call:

Sterner – Yes	Maxwell – Yes	Carrara – Yes
Jones – Yes	Sullivan – Yes	

7. OLD BUSINESS:

- A. 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. The Chairman asked for an update on the code violations in which Mr. Palmer advised that the court date was scheduled for a couple of weeks. Allison Coffin, Professional Planner, joined the meeting via teleconference. Ms. Coffin explained that she did some research for "flex space" definitions and found that there really wasn't much, so she went back to the township's Land Use Ordinance (15:4.22) and used the existing definitions set forth by the township. Ms. Hilla discussed the parking requirements under the proposed uses. There was a lengthy discussion regarding the parking requirements and configuration of the parking area. Applicant is bound by the Planning Board approval's for his site plan application and the 16 parking spaces approved. Ms. Sterner questioned the two trailers parked at the site and Mr. Callazzo will address them with the tenant, as they are not allowed. Applicant agreed to withdraw his original request for automobile repair. Generally, the board and the Applicant agreed to define the Applicant's permitted uses as set forth in Mr. Palmer's letter dated September 4, 2020 with some minor revisions. Applicant is proposing an amendment to the hours of operation to 6:00 a.m. until 9:00 p.m., 7 days a week, with the limited ability to drop-off and pick-up after hours that will be detailed in the resolution. Mr. Maxwell provided some suggestions regarding the trailer parking. Over-night parking is not allowed.

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

On a motion by Mr. Jones, seconded by Mr. Maxwell, application #2020-05 was approved, with the conditions set forth. Roll Call:

Sterner – Yes	Maxwell – Yes	Carrara – Yes
Jones – Yes	Sullivan – Yes	

8. NEW BUSINESS:

None

9. CORRESPONDENCE:

The board secretary read the resignation of Stephen DeSimone into the record.

10. OPEN TO THE PUBLIC:

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

11. BOARD DISCUSSION / COMMENTS:

None

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 \$1,006.43 to Rumpf Law, PC, 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
Jones – Yes

Maxwell – Yes
Sullivan – Yes

Carrara – Yes


14. ADJOURNMENT:

A motion to adjourn is made at 8:40 p.m.

Respectfully submitted,



Robin Schilling
Zoning Board Recording Secretary



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