

**LITTLE EGG HARBOR TOWNSHIP ZONING BOARD**

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

**Minutes of Meeting Held On February 14, 2018**

1. Meeting called to order at 7:00 p.m. by Chairman Gautier.
2. Reading of the Sunshine Law & Notice of Public Meeting.
3. FLAG SALUTE
4. ROLL CALL:

PRESENT Chairman Gautier, Mr. Sullivan, Ms. Doherty, Mr. Armitage, Mr. Burr, Mr. Jones (Alternate #1) and Mr. Moore (Alternate #2).

ABSENT were Vice-Chairman Fuller and Mr. Jordan.

APPEARING FOR THE PROFESSIONALS:

Brian Rumpf, Esquire, of Rumpf, Rumpf & Reid, Zoning Board Attorney  
John LeCompte of Remington, Vernick & Vena Engineers, Zoning Board Engineer

5. APPROVAL OF MINUTES -

A motion to approve the minutes of the meeting of January 10, 2018 was made by Ms. Doherty, seconded by Mr. Sullivan. Roll Call:

Burr – Abstain	Armitage – Yes	Jones – Yes	Doherty – Yes
Sullivan – Yes	Moore – Yes	Gautier - Yes	

6. RESOLUTIONS OF MEMORIALIZATION::

**A. Resolutions Of Memorialization #2018-02 thru #2018-09**

Mrs. Rumpf summarized the appointment Resolutions for the record, and a motion to memorialize Resolutions 2018-02 thru 2018-09 was made by Ms. Doherty, seconded by Mr. Sullivan. Roll Call:

Burr – Yes	Armitage – Yes	Jones – Yes	Doherty – Yes
Sullivan – Yes	Moore – Yes	Gautier - Yes	

7. OLD BUSINESS:

None

**8. NEW BUSINESS:**

**A. Interpretation Application #2018-01**

OMM, LLC  
1500 Route 539  
Block 63, Lot 4 / Scenic Gateway Overlay Zone  
Interpretation

Robert E. Rue, Esquire for the Applicant. Sworn in Cynthia Osenenko, Applicant and Rebecca Sholtis, tenant. Applicant has owned the property since November, 2017 and has done some maintenance and clean-up of the property. No expansions are being proposed. Building is approximately 5,000 sq. ft. and the existing tenant, Bethel Bindery has used the building for 30+ years. Bethel Bindery has downsized its business and is only using a small portion of the building. Applicant wishes to rent a portion of the business to Ms. Sholtis, who is the owner of Lucky Dog Pet Services for dog training. The Chairman asked for confirmation that there are no living quarters in the building. Ms. Sholtis will offer obedience training inside the building only. Dogs will be walked on leashes outside and a company will be used to remove pet waste. Mr. LeCompte stated that the parking is not an issue since the existing tenant used to have 15 employees and now only has 5. He also feels that the proposed occupation fits the zone as a professional or personal service. Mr. Sullivan asked about signage, which Applicant has no plans for but will comply with all requirements as to same if and when signs are added. Mr. Jones asked if the pet owner will remain at the site, which will depend on the type of training. He also asked if there would be any retail sales, which there will not. Ms. Doherty asked about the parking in front of the site, which is in violation with the Scenic Gateway Overlay Zone standards. Applicant believes she is grandfathered in, and the Zoning Officer did not say anything when he reviewed the plan.

The meeting was opened to the public and George Lang from Parkertown Car Care spoke in favor of the application and believes it is a positive thing for the community and is glad the site got cleaned up. The meeting was closed to the public.

On a motion by Mr. Armitage, seconded by Ms. Doherty the application was approved. Roll Call:

Burr – Yes	Armitage – Yes	Jones – Yes	Doherty – Yes
Sullivan – Yes	Moore – Yes	Gautier - Yes	

**9. CORRESPONDENCE:**

None

**10. OPEN TO THE PUBLIC:**

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

**11. BOARD DISCUSSION / COMMENTS:**

None

**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 \$210.00 to Remington, Vernick & Vena Engineers, 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 Ms. Doherty, seconded by Mr. Armitage.  
Roll Call:

Burr – Yes  
Sullivan – Yes

Armitage – Yes  
Moore – Yes

Jones – Yes  
Gautier - Yes

Doherty – Yes

**14. ADJOURNMENT:**

A motion to adjourn was made at 7:29 p.m. by Ms. Doherty, seconded by Mr. Burr. All aye.

Respectfully submitted,

  
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Robin Schilling  
Zoning Board Recording Secretary

  
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Edward Gautier, Chairman  
Township of Little Egg Harbor  
Zoning Board