

**LITTLE EGG HARBOR TOWNSHIP ZONING BOARD**  
**665 Radio Road**  
**Little Egg Harbor, NJ 08087**

**Minutes of Meeting Held On September 8, 2021**

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,  
Greg Leszega, Suzanne Musto-Carrara and Louis Mankowski

**APPEARING FOR THE PROFESSIONALS:**

Debra Rumpf, Esquire of Rumpf Law, Zoning Board Attorney  
Pam 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 11, 2021 was made by Mr. Jones, seconded by Ms. Sterner. Roll Call:

Sterner – Yes	Maxwell – Yes	Leszega – Yes	Cararra – Abstain
Mankowski – Yes	Jones – Yes	Sullivan - Yes	

**6. RESOLUTIONS OF MEMORIALIZATION:**

- A. Resolution #2021-22  
Carvalho Property Management, LLC  
Application #2021-13  
27 West Brig Drive / Block 313, Lot 15  
Bulk Variances

After Ms. Rumpf read Resolution #2021-22 into the record, a motion was made by Mr. Jones, seconded by Ms. Sterner, to memorialize Resolution #2021-22. Roll Call:

Sterner – Yes	Maxwell – Yes	Leszega – Yes	Cararra – Abstain
Mankowski – Yes	Jones – Yes	Sullivan - Yes	

**7. OLD BUSINESS:**

- A. Elia  
Application #2021-10  
54 Kansas Road / Block 326.215, Lot 30  
Bulk Variance

*(see below)*

B. Elia  
Application #2021-11  
52 Kansas Road / Block 326.215, Lot 31  
Bulk Variance

Anthony Pagano, Esquire, attorney for the applicants, stated that they just received word from the DEP that they will not permit two buildable lots on the site. The applicant will come back to the board with a revised plan for one buildable lot with DEP approval. Applicant will re-notice. On a motion by Mr. Jones, seconded by Ms. Sterner, this application was carried to an un-determined date. Roll Call:

Sterner – Yes	Maxwell – Yes	Leszega – Yes	Cararra – Yes
Mankowski – Yes	Jones – Yes	Sullivan - Yes	

C. Carpenter  
Application #2021-15  
4 White Oak Lane / Block 126, Lot 82  
Bulk Variances

Fred and Susan Carpenter appeared on their own behalf and were sworn in. A revised plan was previously submitted by the Applicants and the size of the proposed pole barn was reduced, so the Applicants no longer need a Variance for lot area, and withdraw this request. Applicants still require a Variance for height of the proposed pole barn of 17.92 feet, where 15 is allowed. The Variances for the sideyard setbacks requested for both the proposed pole barn and existing shed were discussed. The Chairman asked the Applicants with the size of the lot, why are they asking for sideyard setbacks for the two accessory structures instead of bringing them into compliance. Applicants agreed that they would comply with the sideyard setbacks for both of these accessory structures. Mr. Carpenter explained that the need for the height Variance is due to the fact that he will be installing a car lift in the pole barn for personal use to work on his vehicles. Applicants have four vehicles, plus a boat, quad and tractor.

A motion to open the application to the public was made by Mr. Jones, seconded by Ms. Sterner. All aye.

Barbara Delnero (7 White Oak Lane) – Ms. Delnero was sworn in. Ms. Delnero does not support the application and read a prepared statement as to why.

Bob Buono (12 White Oak Lane) – Mr. Buono was sworn in. Mr. Buono does not support the application due to its industrial look and the proposed height.

On a motion by Mr. Jones, seconded by Ms. Sterner the application was closed to the public. All aye.

Applicants explained that the exterior of the pole barn will be green with brown trim and brown doors to match their home. Applicants also testified that they did a great deal of yard work to clean up the property that was over-grown. Mr. Leszega asked if the Applicants spoke to more than one builder since their builder could not reduce the height of the structure. Applicants will only have electric run to the pole barn, no water and no bathroom. Applicants testified that there will not be any commercial use of the pole barn. Ms. Sterner asked if there would be exterior lighting, which will only be a motion light. Mr. Maxwell stated that it appears the esthetics of the

pole barn seems to be a problem and feels the planting of evergreens could help soften the industrial look of the pole barn. It was suggested that the Applicants plant evergreen trees on three side of the pole barn (not on the side with the doors).

The board and Applicants agreed to carry this application, to allow the Applicants to come back with a more detailed proposal of what they will do.

On a motion by Mr. Jones, seconded by Ms. Sterner, this application was carried to October 13, 2021, with no additional notice required. Roll Call:

Sterner – Yes	Maxwell – Yes	Leszega – Yes	Cararra – Yes
Mankowski – Yes	Jones – Yes	Sullivan - Yes	

**8. NEW BUSINESS:**

None

**9. CORRESPONDENCE:**

None

**10. 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.

**11. BOARD DISCUSSION / COMMENTS:**

The board secretary discussed the need for a possible Ordinance change regarding the one year expiration for variances and lot depth Variance in the Mystic Island section of the township (87 feet).

**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 \$2,011.29 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  
Mankowski – Yes

Maxwell – Yes  
Jones – Yes

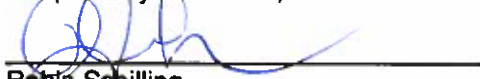
Leszega – Yes  
Sullivan - Yes

Cararra – Yes

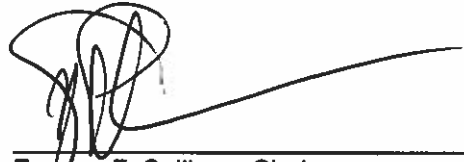
**14. ADJOURNMENT:**

A motion to adjourn is made at 8:19 p.m. by Mr. Jones, with a second by Ms. Sterner. All aye.

Respectfully submitted,



Robin Schilling,  
Zoning Board Recording Secretary



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