

LITTLE EGG HARBOR TOWNSHIP ZONING BOARD

665 Radio Road
Little Egg Harbor, NJ 08087

Minutes of Meeting Held On November 13, 2019

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, Ken Maxwell, Suzanne Musto-Carrara and Steven DeSimone

ABSENT were Barbara Sterner, Greg Leszega, Brian Szajdik and Joseph Castaldo

APPEARING FOR THE PROFESSIONALS:

Debra Rumpf, Esquire of Rumpf Law, Zoning Board Attorney
Ernest J. Peters, Jr., PE, PP, CME of Remington, Vernick, Zoning Board Engineer

5. APPROVAL OF MINUTES -

A motion to approve the minutes of the meeting of October 9, 2019 was made by Mr. Jones, seconded by Mr. DeSimone. Roll Call:

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

6. RESOLUTIONS OF MEMORIALIZATION::

None

7. OLD BUSINESS:

None

8. NEW BUSINESS:

- A. Variance Application #2019-09
Donaghy
Block 302.01, Lot 8 / R-50 Residential Zone
Bulk Variance

Bob Woodcock, applicant's Engineer and applicant, Patrick Donaghy, sworn in. Applicant owned the house prior to Superstorm Sandy and has recently made it their primary residence. Applicant wishes to raise the existing house, add a new first floor (existing house will become the second floor) and garage / storage underneath and to bring the house into compliance with FEMA guidelines. Applicant requires variances for minimum sideyard setback, minimum combined sideyard setback and maximum building coverage. Mr. Peters discussed his review letter dated October 10, 2019. Mr. Peters explained that the building coverage variance is needed due to the fact that the raised deck is considered part of the structure. No height variance is required. Mr. Jones asked if the decks are covered or uncovered. There is an "A" frame roof over the front

deck, but no variance is needed for same. Chairman Sullivan asked about the lack of windows on the sides of the proposed house. Mr. Woodcock stated that there are building / fire regulations that address same. Mrs. Rumpf asked about the driveway material. There will be two separate asphalt driveways with stone in the middle. The proposed house will be four bedrooms and the applicant will adhere to the off-street parking requirements.

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

Tony Pennella – Mr. Pennella was sworn in. Mr. Pennella owns the residence at 18 North Boom Way. Mr. Pennella has concerns with the water run-off / drainage and sideyard setback closet to his property.

Marked as Exhibits P1-P4 were photographs showing the closeness between his house and the applicants.

Marked as Exhibits P5-P8 were photographs of other raised homes on the street with a wider sideyard setback.

Mr. Peters explained that the existing setbacks are grandfathered in since applicant is raising the existing house and that the applicant is not making the sideyard setback of 1.6 feet any worse, if fact applicant is making it 4 inches wider.

Mr. Woodcock explained that all existing concrete around the house and the patio will be removed and replaced with stone, so this will help with the drainage concerns. Leaders and gutters will be added and an underground drainage system added. All grading and drainage will have to be approved by the Township Engineer.

Mr. Pennella stated that there will only be three original walls left, that the applicant is really not using the existing structure, he is making a 950 sq. ft. house, a 2,700 sq. ft. house.

Applicant agree to shift the house so that there will be a 4 foot setback on the left (Mr. Pennella's side), which will reduce the setback on the right by 2 feet. The metal shed will be removed.

The air conditioning platform will also be moved to the rear of the house.

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

Mr. Peters reminded the board and the applicant, that this board cannot provide relief from any building code requirements.

Mrs. Rumpf asked the applicant to confirm that there will be no living space in the garage.

Mr. Maxwell asked about a drainage plan, which will be overseen by the Township Engineer.

On a motion by Mr. Jones, seconded by Mr. DeSimone, Application #2019-09 was approved with the variances and conditions agreed upon. Roll Call:

DeSimone- Yes
Jones – Yes

Maxwell – Yes
Sullivan - Yes

Carrara – Yes

9. CORRESPONDENCE:

None

10. OPEN TO THE PUBLIC:

There being no public present, 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 \$2,078.00 to Remington, Vernick & Vena Engineers,
a payment of \$488.00 to Taylor Design Group;
a payment of \$34.65 to Rumpf Law, PC, 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 Mr. Maxwell.
Roll Call:

DeSimone- Yes
Jones – Yes

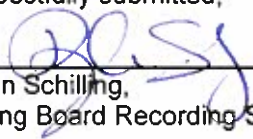
Maxwell – Yes
Sullivan - Yes

Carrara – Yes

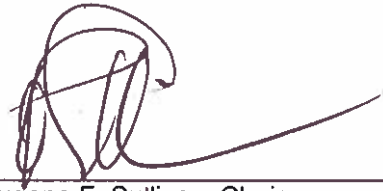
14. ADJOURNMENT:

A motion to adjourn was made by Mr. Jones, seconded by Mr. DeSimone. All aye.

Respectfully submitted,



Robin Schilling,
Zoning Board Recording Secretary



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