

LITTLE EGG HARBOR TOWNSHIP ZONING BOARD

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

Minutes of Meeting Held On November 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, Vice-Chairman Fuller, Mr. Sullivan, Ms. Doherty, Mr. Armitage, Mr. Burr, Mr. Jones (Alternate #1)

APPEARING FOR THE PROFESSIONALS:

Debra Rumpf, Esquire of Brian E. Rumpf, P.C., Zoning Board Attorney
Ernest J. Peters, Jr., PE, PP, CME of Remington, Vernick, Zoning Board Engineer
Scott D. Taylor, LLA, AICP, PP, LEED AP Taylor Design Group, Landscape Architect

5. APPROVAL OF MINUTES -

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

Burr - Abstain	Armitage - Yes	Jones - Yes	Doherty - Yes
Sullivan - Yes	Fuller - Yes	Gautier - Yes	

6. RESOLUTIONS OF MEMORIALIZATION::

None

7. OLD BUSINESS:

- A. Variance Application #2018-07
Cook
8 Evergreen Drive
Block 261.01 Lot 7.03 / R-1A Residential Zone / Bulk Variance

The applicant has provided a written request to carry this application to the December meeting. Additional notice will be required. On a motion by Mr. Fuller, seconded by Ms. Doherty, application #2018-07 was carried. Roll Call:

Burr - Yes	Armitage - Yes	Jones - Yes	Doherty - Yes
Sullivan - Yes	Fuller - Yes	Gautier - Yes	

B. Variance Application #2018-08
Papa
318 West Calabreeze Way
Block 325.59 Lot 44 / R-50 Zone / Bulk Variance

Frank Papa appeared on his own behalf and was reminded that he was still under oath. This application was continued from the August, September and October board meetings. The applicant previously submitted a revised survey to the board secretary showing the proposed location of the accessory structure. Applicant once again testified that he is not running a business from his residence. Marked as Exhibit A-1 was a copy of applicant's survey and the proposed gravel /stone 5 foot walkway area to be added.

On a motion by Mr. Armitage, seconded by Mr. Sullivan application #2018-08 was approved. Roll Call:

Burr - Abstain	Armitage - Yes	Jones - Yes	Doherty - Yes
Sullivan - Yes	Fuller - Yes	Gautier - Yes	

C. Variance Application #2018-13
Polewka
130 South Forecastle Drive
Block 325.43 Lot 35 / R-50 Residential Zone / Bulk Variance

The Chairman placed on the record that he has a professional relationship with applicant's attorney.

Rich Kitrick, Esquire for the applicant, Matthew Polewka. The applicant read an e-mail from township engineer, Jason Worth, stating that his boat lift would not create a conflict with the ongoing dredging of the lagoons. Marked as Exhibits A-16 & A-17 were photographs of the applicant's boat which shows no living quarters. Marked as Exhibit A-18 was a complete copy of the DEP permit. Sworn in Bill Amon, who testified that plans are no longer required for a DEP permit and the permitting is all done on-line. For the purpose of this application, the boat lift will be considered the primary structure on the property until such time as applicant builds a primary residence, and at such time the boat lift acting as the primary structure will sunset and no longer be considered a primary structure. Ms. Doherty asked about the fence, which does not belong to the applicant. Mr. Jones asked about a restroom or cooking facilities. There is small toilet, but no cooking facilities. An electric meter to run the boat lift will be added to the site.

On a motion by Mr. Fuller, seconded by Ms. Doherty the application was opened to the public, all aye. There being no public present wishing to comment, on a motion by Mr. Fuller, seconded by Ms. Doherty the application was closed to the public. All aye.

On a motion by Ms. Doherty, seconded by Mr. Fuller, application #2018-13 was approved with the condition that if applicant does not build a primary residence on the site by November, 2023 that we will have to come back before the board. Roll Call:

Burr - Yes	Armitage - Yes	Jones - Yes	Doherty - Yes
Sullivan - Yes	Fuller - Yes	Gautier - Yes	

8. NEW BUSINESS:

A. Application #2018-15

Enviro Productions, LLC
1372 Route 539 (North Green Street)
Block 79 Lot 3 / GB General Business Zone (within Scenic Gateway
Overlay Zone)
Use Variance, Minor Subdivision & Preliminary and Final Site Plan

The Chairman placed on the record that he has a professional relationship with applicant's attorney.

Rich Kitrick, Esquire for the applicant. Sworn in Susan Nugent on behalf of Enviro Productions, LLC. Mrs. Nugent testified that she is part owner in Enviro Productions, LLC and Synatech. Mrs. Nugent explained that they are looking for a site to accommodate their office, storage of equipment and approximately 20 employees. The lot they are looking to purchase will be subdivided and the undeveloped lot (proposed Lot 3.02) will be developed at a later date and any approvals needed will be applied for at such time. The Chairman asked what types of products would be stored on site. Mrs. Nugent explained that they have many products, but none are flammable or hazardous and there would be no fuel stored on site. Their vehicles are fueled off-site. There will be approximately 10 employees that will be on site Monday-Friday, 9:00 am to 5:00 pm. The remaining employees will be in and out. The only things that will be stored outside will be trucks, vans and trailers. All other equipment will be stored inside the warehouse. Sworn in Todd Nugent, who was also a member of the LLC. Mr. Nugent explained the current operation and set-up of the business. Sworn in Jeff Daum, P.E. Mr. Daum provided an overview of the site and the Variance needed from the Scenic Gateway Overlay Zone. The gravel storage area will be for vehicles only, not bulk storage. Mr. Taylor and Mr. Daum had discussions in an attempt to clarify the uses of the designated parking and storage areas. Mr. Daum also discussed the positive and negative criteria of the application. Applicant will have private well and septic. The fire departments comments were discussed. A fire hydrant cannot be added since there is no public water. Fire lane sign designations will be added to the plan.

On a motion by Mr. Jones, seconded by Ms. Doherty the application was opened to the public with regard to the Sub-division and Use Variance of the site. All aye.

There being no public present wishing to comment, on a motion by Mr. Armitage, seconded by Ms. Doherty the application was closed to the public. All aye.

The applicant was asked to revise their site plan and return to the board with same at the December 12th meeting. On a motion by Ms. Doherty, seconded by Mr. Fuller, the applicant was granted a Use Variance and Minor Sub-division approval only. Applicant will returning to the board for site plan approval Roll Call:

Burr - Yes
Sullivan - Yes

Armitage - Yes
Fuller - Yes

Jones - Yes
Gautier - Yes

Doherty - Yes

On a motion by Ms. Doherty, seconded by Mr. Sullivan, application #2018-15 was carried to the December 12, 2018 meeting. Roll Call:

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

9. CORRESPONDENCE:

None

10. OPEN TO THE PUBLIC:

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

11. 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 \$6,053.00 to Remington & Vernick Engineers,
a payment of \$678.83 to Rumpf, Rumpf & Reid,
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	Armitage - Yes	Jones – Yes	Doherty – Yes
Sullivan - Yes	Fuller - Yes	Gautier - Yes	

12. CLOSED SESSION:

None

13. BOARD DISCUSSION / COMMENTS:

The 2019 meeting dates were announced by the Chairman. On a motion by Mr. Sullivan, seconded by Ms. Doherty the meeting dates were approved.

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

The Chairman read his letter of resignation into the record effective December 13, 2018.

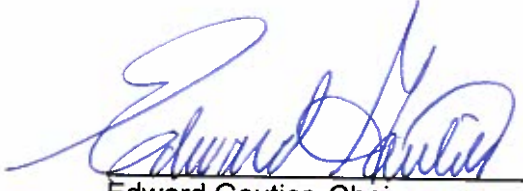
14. ADJOURNMENT:

A motion to adjourn is made at 8:43 p.m. by Mr. Fuller, seconded by Mr. Armitage. All aye.

Respectfully submitted,



Robin Schilling,
Zoning Board Recording Secretary



Edward Gautier, Chairman
Township of Little Egg Harbor
Zoning Board