

LITTLE EGG HARBOR TOWNSHIP ZONING BOARD

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

Minutes of Meeting Held On March 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. OATH OF OFFICE - Mrs. Rumpf swore in new board members Greg Leszega and Joseph Castaldo
5. ROLL CALL:

PRESENT Chairman Sullivan, Vice-Chairman Jones, Donna Doherty, Barbara Sterner, Dan Maxwell, Greg Leszega, Steven DeSimone (Alternate) and Joseph Castaldo (Alternate)

ABSENT were Bill Armitage and Brian Szajdik (Alternate)

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

6. APPROVAL OF MINUTES -

A motion to approve the minutes of the meeting of February 13, 2019 was made by Mr. Jones, seconded by Ms. Doherty. Roll Call:

Doherty – Yes	Maxwell – Yes	Sterner – Yes
DeSimone – Yes	Jones – Yes	Sullivan- Yes

7. RESOLUTIONS OF MEMORIALIZATION::

A. Resolution #2019-11

Use Variance Application #2018-16
Joseph Courter
Block 295 Lot 2/WFD Waterfront Development Zone
Time Extension for previously approved Use Variance

Ms. Rumpf read Resolution #2019-11 into the record. On a motion by Mr. Jones, seconded by Ms. Doherty, Resolution #2019-11 was memorialized. Roll Call:

Doherty – Yes	Maxwell – Abstain	Sterner – Yes
DeSimone – Abstain	Jones – Yes	Sullivan- Yes

8. OLD BUSINESS:

A. Use Variance Application #2012-05A

Pinelands Brewing, LLC
Block 250 Lot 1 / GB General Business Zone
Use Variance

Mr. Peters provided some background on why the Applicant was asked to return to the board for additional testimony. Mr. Peters indicated that there was some discrepancy with the hours of operation and outside seating area with the Zoning Officer. Sworn in Michael Broderson, one of the owners of Pinelands Brewing, LLC. Mr. Broderson stated that they currently have five picnic tables with umbrellas and one long pub table outside of the tap room unit. Marked as Exhibit A-3 was a current photograph of the outside seating area. The Fire Marshall was recently at the site and will be providing an occupancy sticker to the Applicant. The maximum occupancy includes all patrons both inside and outside. Mr. Peters asked when the outside seating was added. Mr. Broderson indicated that the current outside seating was installed in 2017. There was outside seating in 2014, but it was moved in 2017 to the present location. There is no bar service outside. Existing safety measures for the outside seating area was discussed. The rear of the entire site is fenced in. The applicant reiterated that they would like to have the ability to have hours of operation in accordance with the Township Ordinance of 7:00 a.m. until 2:00 a.m., seven days a week. Mr. Jones asked if the hours would be the same for the outside area and asked about lighting for the outside area. Mr. Broderson testified that generally the outside area is only open until 8:00 p.m. and agreed to limit the outside area until 8:00 p.m. only. Mr. Broderson said that once a year they have a "moth" event that is not related to the brewery, but would obtain any special permitting that is needed for the moth event since it is held at night.

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

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

Doherty – Yes	Maxwell – Yes	Sterner – Yes
DeSimone – Yes	Jones – Yes	Sullivan- Yes

Ms. Doherty stepped down from the dais. As this is her last meeting, she did not want to participate in new applications in the event they are carried.

9. NEW BUSINESS:

A. Variance Application #2019-01

Glenn Fallavollita
Block 325.44 Lot 41/R-50 Residential Zone
Bulk Variances

Applicant, Glenn Fallavollita, sworn in. Mr. Peters summarized the lot depth issue bringing the applicant before the board. Applicant is proposing a 30x50 us on pilings. Mr. Jones asked the Applicant what his intentions were for the area underneath the house. Applicant responded that he has no plans at this time to enclose the area underneath the house. Mr. Jones asked if the proposed home is within the character of the neighborhood. The Applicant said that is a raised Cape Cod style home and believed it was in fact in character with the neighborhood. Mr. Sullivan asked about a secondary access to the home. Mr. Peters said that the sketch shows a sliding door, as well as an access door, which should be sufficient under township code. Mr. Jones reminded the applicant that grading should be done in a way to not add any run-off to any neighbors. The existing chain-link fence has been removed.

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

On a motion by Mr. Jones, seconded by Ms. Sterner application #2019-01 was approved. Roll Call:

Maxwell – Yes	Sterner – Yes	DeSimone – Yes
Jones – Yes	Sullivan- Yes	

B. Variance Application #2019-02

Brian Ingram
Block 313 Lot 13/R-50 Residential Zone
Bulk Variances

Robert Rue, Esquire for the applicant. Sworn in was Sean McGovern, Applicant's architect. Marked as Exhibit A-1, the proposed architectural plan for Applicant's 1,500 sq. ft. house on pilings. Applicant requires variances for lot depth, lot area and frontyard setback. Mr. Peters asked if flood vents were being proposed, which they are, and no living space will be on the ground floor. Sworn in John Helbig, of Guzzi Associates, applicant's engineer. Mr. Helbig summarized the site and variances needed. The existing shed will be removed.

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

On a motion by Mr. Jones, seconded by Ms. Sterner application #2019-02 was approved. Roll Call:

Maxwell – Yes
Jones – Yes

Sterner – Yes
Sullivan- Yes

DeSimone – Yes

10. CORRESPONDENCE:

The Chairman read the resignations of both William Armitage and Donna Doherty into the record.

11. OPEN TO THE PUBLIC:

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

12. BOARD DISCUSSION / COMMENTS:

Ms. Doherty thanked the board members and professionals and stated that she enjoyed her time on the board. Identification badges for new members was also briefly discussed.

13. CLOSED SESSION:

None

14. 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 \$1390.50 to Remington, Vernick & Vena Engineers; (b) payment of \$1,663.11 to Rumpf Law; (c) payment of \$596.25 to Taylor Design Group, Inc. for services rendered; and (d) 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:

Maxwell – Yes
Jones – Yes

Sterner – Yes
Sullivan- Yes

DeSimone – Yes


15. ADJOURNMENT:

A motion to adjourn is made at 8:23 p.m.

Respectfully submitted,



Robin Schilling,
Zoning Board Recording Secretary



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