

**LITTLE EGG HARBOR TOWNSHIP ZONING BOARD**

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

**Minutes of Meeting Held On April 10, 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, Barbara Sterner, Ken Maxwell, Greg Leszega, Joseph Castaldo (Alternate) & Steven DeSimone (Alternate)

ABSENT was 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

**5. APPROVAL OF MINUTES -**

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

Sterner – Yes  
Castaldo – Yes  
Sullivan - Yes

Maxwell – Yes  
DeSimone – Yes

Leszega – Yes  
Jones – Yes

**6. RESOLUTIONS OF MEMORIALIZATION:**

**A. Resolution #2019-12**

Pinelands Brewing, LLC – Application #2012-05A  
Block 250 Lot 1 / GB General Business Zone  
Use Variance

Ms. Rumpf read Resolution #2019-12 into the record. A motion to memorialize Resolution #2019-12 was made by Mr. Jones, seconded by Ms. Sterner. Roll Call:

Sterner – Yes  
Castaldo – Yes  
Sullivan - Yes

Maxwell – Yes  
DeSimone – Yes

Leszega – Yes  
Jones – Yes

**B. Resolution #2019-13**

Glenn Fallavollita – Application #2019-01  
Block 325.44 Lot 41 / R-50 Residential Zone  
Bulk Variances

Ms. Rumpf read Resolution #2019-13 into the record. A motion to memorialize Resolution #2019-13 was made by Mr. Jones, seconded by Ms. Sterner. Roll Call:

Sterner – Yes  
Castaldo – Yes  
Sullivan - Yes

Maxwell – Yes  
DeSimone – Yes

Leszega – Yes  
Jones – Yes

**C. Resolution #2019-14**

Brian Ingram – Application #2019-02  
Block 313 Lot 13 / R-50 Residential Zone  
Bulk Variances

Ms. Rumpf read Resolution #2019-14 into the record. A motion to memorialize Resolution #2019-14 was made by Mr. Jones, seconded by Ms. Sterner. Roll Call:

Sterner – Yes  
Castaldo – Yes  
Sullivan - Yes

Maxwell – Yes  
DeSimone – Yes

Leszega – Yes  
Jones – Yes

**7. OLD BUSINESS:**

None

**8. NEW BUSINESS:**

**A. Variance Application #2019-04**

Joseph Esposito  
Block 68 Lot 2 / R-3A Residential Zone  
Bulk Variance

The applicant, Joseph Esposito, and his wife, Jennifer Cropper, were sworn in. Applicants are proposing a two-story, two car garage. The second floor will be used for storage only, no living space. Mr. Jones asked what utilities would be ran to the new garage. Applicant responded electric only, no water. The applicant was asked about the other sheds / accessory structures on the property. There are four existing accessory structures: (1) 10x20 pre-fab shed to be moved over for the storage of a tractor; (2) chicken coop; (3) plastic shed; and (4) 16x16 equipment shed. Mr. Peters asked if the applicant obtained the necessary approvals for the sheds and stated that the zoning office may require an updated survey showing all the accessory structures. Mr. Jones asked is any business or commercial use would be done from the new garage, which applicant testified it would not. Ms. Rumpf asked about the proposed height of the garage, which will be 21 feet. The chairman suggested the application be carried to allow the Applicant time to obtain a current survey showing the property in its present state, with all accessory structures.

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

On a motion by Mr. Jones, seconded by Mr. Maxwell, Application #2019-04 was carried to the May 8, 2019 Zoning Board Meeting with no additional notice required. Roll Call:

Sterner – Yes  
Castaldo – Yes  
Sullivan - Yes

Maxwell – Yes  
DeSimone – Yes

Leszega – Yes  
Jones – Yes

**B. Variance Application #2019-05**

Wesley & Allison Becker  
Block 126, Lot 32.02 / R1A Residential Zone  
Bulk Variances

Applicant, Wesley Becker, sworn in. Applicant is proposing a detached 56x30 pole barn. Mr. Becker stated that he and his family moved into their new home in

2018 and the pole barn was part of the original submission to the construction department, but it did not get built with the house. The pole barn will be used for the storage of personal vehicles, boat, motor cycles and general storage. There will be no living space and only electric run to the pole barn, no water. The proposed structure will be approximately the same height as the existing attached garage. There will be no business operated from the proposed structure. The existing gravel driveway will be used. The Applicant testified that in addition to the required noticing, he personally sent a note to the adjacent neighbors letting them know what is proposing and he did not receive any opposition from them. This property is somewhat remote and the pole barn will be built with matching siding and construction style of the existing home and garage, not a metal commercial or industrial building. Gutters will be added so that there is no additional run-off to the neighboring properties. There was no public present, accordingly the meeting was not opened to the public.

On a motion by Mr. Jones, seconded by Ms. Sterner, application #2019-05 was approved. Roll Call:

Sterner – Yes  
Castaldo – Yes  
Sullivan - Yes

Maxwell – Yes  
DeSimone – Yes

Leszega – Yes  
Jones – Yes

**9. CORRESPONDENCE:**

N/A

**10. OPEN TO THE PUBLIC:**

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

**11. BOARD DISCUSSION / COMMENTS:**

Mr. Sullivan encouraged the board members to review the “Planner” article regarding wireless communications (cell towers). Mr. Peters provided some information on the new technology and how it will affect the township. The board secretary will pass along the concerns to the business administrator.

The board secretary advised the board members that the envelopes they were given contain the instructions for their Financial Disclosure Statements, which must be filed by April 30, 2019.

**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 \$1,701.01 to Rumpf Law, PC;  
a payment of \$39.75 to Taylor Design Group, Inc. 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 Ms. Sterner. Roll Call:

Sterner – Yes  
Castaldo – Yes  
Sullivan - Yes


Maxwell – Yes  
DeSimone – Yes

Leszega – Yes  
Jones – Yes

**14. ADJOURNMENT:**

A motion to adjourn is made at 8:09 p.m.

Respectfully submitted,

  
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Robin Schilling,  
Zoning Board Recording Secretary

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