

LITTLE EGG HARBOR TOWNSHIP ZONING BOARD

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

Minutes of Meeting Held On May 9, 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. Jordan, Mr. Sullivan, Ms. Doherty, Mr. Armitage, Mr. Jones (Alternate #1) and Mr. Moore (Alternate #2). ABSENT was Mr. Burr

APPEARING FOR THE PROFESSIONALS:

Debra Rumpf, Esquire of Brian E. Rumpf, P.C., Zoning Board Attorney
Pam Hilla of Remington, Vernick, Zoning Board Engineer

5. APPROVAL OF MINUTES -

A motion to approve the minutes of the meeting of April 11, 2018 was made by Ms. Doherty, seconded by Mr. Jordan. Roll Call:

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

6. RESOLUTIONS OF MEMORIALIZATION::

N/A

7. OLD BUSINESS:

A. Variance Application #2018-02

Milstein
113 West Playhouse Drive
Block 325.17 Lot 7 / R-50 Residential Zone / Bulk Variance

This application was carried from the April 11, 2018 meeting. Applicant, Chad Milstein, sworn in. Applicant's front porch and steps are not in compliance. Applicant was approved for a 15 ft. setback, but steps are 12.6 ft. by error of the owner. Applicant testified that in order to meet the necessary building codes, he needed to adjust the steps. The Chairman stated that due to the unique shape of the property being on a cul de sac, the encroachment does not impact the neighbors. Ms. Doherty asked about other options for the placement of the stairs.

A motion to open to the public was made by Mr. Fuller, seconded by Mr. Jordan. All aye. There being no public wishing to comment, on a motion by Mr. Jordan, seconded by Ms. Doherty, the application was closed to the public. All aye.

On a motion by Mr. Armitage, seconded by Ms. Doherty, Application #2018-02 was moved for approval. Roll Call:

Jones – Yes
Sullivan – Yes

Armitage – Yes
Fuller – Yes

Jordan – Yes
Gautier - Yes

Doherty – Yes

8. NEW BUSINESS:

A. Variance Application #2018-04

Yaniak
10 Littlefield Lane / Block 185 Lot 10 / R-150 Residential Zone
Bulk Variance

Sworn in Janice and Ronald Yaniak. Applicants wish to enlarge and cover their front porch. The engineer reviewed her letter dated April 21, 2018. The porch will not be enclosed. The house sits 42 feet from the street and is a corner lot with two frontages, which makes it unique and will have no negative impact on the neighbors. A Variance is needed for a front yard setback.

A motion to open to the public was made by Mr. Jordan, seconded by Ms. Doherty. All aye. There being no public wishing to comment, on a motion by Mr. Jordan, seconded by Ms. Doherty, the application was closed to the public. All aye.

There is a pre-existing lot depth Variance on the property.

On a motion by Mr. Jordan, seconded by Ms. Doherty Application #2018-04 was approved for a 34 ft. setback from the street to the front porch (not including the steps). Roll Call:

Jones – Yes
Sullivan – Yes

Armitage – Yes
Fuller – Yes

Jordan – Yes
Gautier - Yes

Doherty – Yes

B. Interpretation Application #2018-05

ProPark by Hartley, LLC (William Hartley)
1310 North Green Street (Route 539) / Block 78, Lot 3

Sworn in William Hartley. Mr. Hartley gave a brief background of the site. Mr. Hartley explained his need to make changes to his property to allow him to make it more marketable. The site has ample parking and would actually reduce the number of rental units. The building currently has 22 suites, ranging in size from 12x12 to 16x36. Applicant wishes to change the use to a mixed use of "live-work" space. There would be no exterior modifications, and very little work needed on the interior. He would agree to limit the number of residents in each unit to two and market it as professional space. The existing pole barn on the property is for personal storage only. The Applicant would have to return to the board and apply for a Use Variance. The board would only have jurisdiction over the use, not any of the prior Planning Board requirements. Sworn in Nick George, applicant's business associate and professional developer. Mr. George provided testimony on who these mixed use suites are handled in other municipalities.

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

On a motion by Mr. Fuller, seconded by Mr. Jordan the board agreed to hearing the Applicant's formal proposal for a Use Variance with the agreed upon caveats. Roll Call:

Jones – Yes
Sullivan – Yes

Armitage – Abstain
Fuller – Yes

Jordan – Yes
Gautier - Yes

Doherty – Yes

9. CORRESPONDENCE:

None

10. OPEN TO THE PUBLIC:

A motion to open to the public was made by Mr. Jordan, seconded by Mr. Fuller. All aye.

Dave Schlick – Mr. Schlick asked if a committeeperson was allowed to comment on zoning board application. Ms. Rumpf stated that it could be a possible conflict of interest, should something have to go before the township committee. Mr. Schlick thanked the board and left the meeting.

A motion to close to the public was made by Ms. Doherty, seconded by Mr. Jordan. All aye.

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 \$406.00 to Remington, Vernick & Vena Engineers, 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. Jordan.
Roll Call:

Jones – Yes
Sullivan – Yes

Armitage – Yes
Fuller – Yes

Jordan – Yes
Gautier - Yes

Doherty – Yes

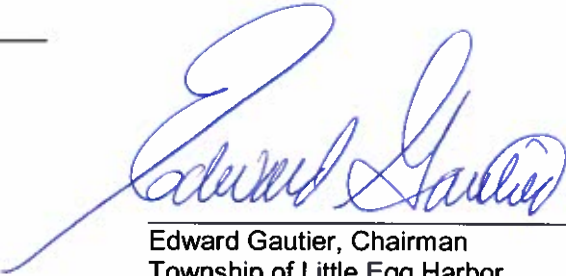
14. ADJOURNMENT:

A motion to adjourn is made at 8:37 p.m. by Ms. Doherty, seconded by Mr. Jordan. All aye.

Respectfully submitted,



Robin Schilling,
Zoning Board Recording Secretary



Edward Gautier, Chairman
Township of Little Egg Harbor
Zoning Board