

**LITTLE EGG HARBOR TOWNSHIP ZONING BOARD**

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

**Minutes of Meeting Held On June 13, 2018**

1. Meeting called to order at 7:05 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, Ms. Doherty,  
Mr. Armitage, Mr. Burr, Mr. Jones (Alternate #1) and Mr. Moore (Alternate #2).  
ABSENT was: Mr. Sullivan

**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 May 9, 2018 was made by Ms. Doherty, seconded by Mr. Jordan. Roll Call:

Burr – Abstain	Armitage – Yes	Jordan – Yes	Doherty – Yes
Jones – Yes	Fuller – Yes	Gautier - Yes	

**6. RESOLUTIONS OF MEMORIALIZATION::**

- A. **Resolution No. 2018-11**  
Milstein – Application #2018-02  
113 West Playhouse Drive  
Block 325.17 Lot 7 / R-50 Residential Zone  
Bulk Variance

Ms. Rumpf read Resolution #2018-11 into the record. On a motion by Mr. Jordan, seconded by Ms. Doherty, Resolution #2018-11 was approved. Roll Call:

Burr – Abstain	Armitage – Yes	Jordan – Yes	Doherty – Yes
Jones – Yes	Fuller – Yes	Gautier - Yes	

**B. Resolution No. 2018-12**

Yaniak – Application #2018-04  
10 Littlefield Lane  
Block 185 Lot 10 / R-150 Residential Zone  
Bulk Variance

Ms. Rumpf read Resolution #2018-12 into the record. On a motion by Mr. Jordan, seconded by Ms. Doherty, Resolution #2018-12 was approved. Roll Call:

Burr – Abstain	Armitage – Yes	Jordan – Yes	Doherty – Yes
Jones – Yes	Fuller – Yes	Gautier - Yes	

**C. Resolution No. 2018-13**

ProPark by Hartley, LLC (William Hartley) –  
Interpretation Application #2018-05  
1310 North Green Street (Route 539)  
Block 78, Lot 3

Ms. Rumpf read Resolution #2018-13 into the record. On a motion by Mr. Jordan, seconded by Ms. Doherty, Resolution #2018-13 was approved. Roll Call:

Burr – Abstain	Armitage – Yes	Jordan – Yes	Doherty – Yes
Jones – Yes	Fuller – Yes	Gautier - Yes	

**7. OLD BUSINESS:**

None

**8. NEW BUSINESS:**

**A. Variance Application #2018-06**

Whelan  
Mathistown Road  
Block 325.20 Lot 11  
GB General Business & R75 Residential Zones

Howard Butensky, Esquire for the applicant. The applicant has requested his second of three permitted extensions for preliminary site plan approval. Mr. Peters stated that the extension of the approval protects the applicant from any zoning changes.

On a motion by Mr. Fuller, seconded by Mr. Jordan, the application was opened to the public. All aye. There being no public wishing to comment, on a motion by Mr. Fuller, seconded by Mr. Jordan, the application was closed to the public. All aye. On a motion by Mr. Armitage, seconded by Mr. Jordan, Application No. 2018-06 was approved. Roll Call:

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

**B. Variance Application #2018-03**

Serrao  
10 Columbia Road  
Block 325.110 Lot 6 / R-50 Residential Zone  
Bulk Variance - Attorney: Richard M Kitrick, Esq.

Richard Kitrick, Esquire for the applicant. Applicant's home was destroyed by Superstorm Sandy. Applicant submitted plans for a new home to the township, which were approved. Sworn in applicant, Frank Serrao. After the new home was built, the applicant was informed by the township that he needed a Variance for front steps, Marked as Exhibit A-1 was the approved plan by the township, A-2 was a photograph of the front of the residence, and A-3 was another photo of the house. Mr. Peters confirmed that the township did in fact approve applicant's plot plan, but if the applicant built the steps as set forth on the original plan, they would not have been in compliance. Applicant requires a front yard setback, side yard setback and minimum combined side yard setback. There are other residences on the street that sit closer to the street than applicants. There was no public present, accordingly the application was not opened to the public.

On a motion by Mr. Armitage, seconded by Mr. Jones, application #2018-03 was approved. Roll Call:

Burr – Yes	Armitage – Yes	Jordan – Yes	Doherty – Yes
Jones – Yes	Fuller – Abstain	Gautier - Yes	

**9. CORRESPONDENCE:**

None

**10. OPEN TO THE PUBLIC:**

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

**11. BOARD DISCUSSION / COMMENTS:**

The Chairman read a memo from the Township's Engineer regarding the requirement from NJDEP to review an on-line video entitled "Asking the Right Questions in Stormwater Review" and advise the board secretary once it has been reviewed.

Mr. Fuller discussed the issue that the board has once again received an application for an as-built residence where there was an error at the Zoning Office's level, which allowed the structure to be built not in compliance and then had to go the board after it was built. Ms. Rumpf will draft a letter on behalf of the board to the governing body addressing their concerns.

**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 \$,465.00 to Remington & Vernick Engineers,  
a payment of \$661.50 to Brian E. Rumpf, PC, 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. Armitage, seconded by Ms. Doherty. Roll Call:

Burr – Yes  
Jones – Yes

Armitage – Yes  
Fuller – Yes

Jordan – Yes  
Gautier - Yes

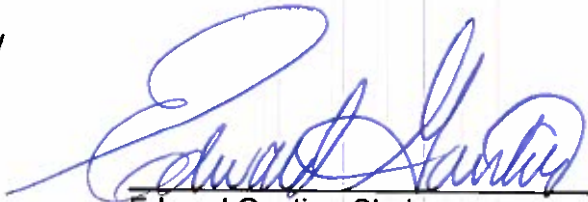
Doherty – Yes

**14. ADJOURNMENT:**

A motion to adjourn is made at 8:02 p.m.

Respectfully submitted,

  
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Robin Schilling,  
Zoning Board Recording Secretary

  
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Edward Gautier, Chairman  
Township of Little Egg Harbor  
Zoning Board