

LITTLE EGG HARBOR TOWNSHIP ZONING BOARD
665 Radio Road
Little Egg Harbor, NJ 08087

Minutes of Meeting Held On August 14, 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 – Ms. Rumpf swore in new board member, Suzanne Musto Carrara.
4. ROLL CALL:

PRESENT Chairman Sullivan, Vice-Chairman Jones, Barbara Sterner, Ken Maxwell,
Suzanne Musto Carrara and Steven DeSimone (Alternate)

ABSENT were Greg Leszega, Joseph Castaldo (Alternate) and Brian Szajdik (Alternate)

APPEARING FOR THE PROFESSIONALS:

Debra Rumpf, Esquire of Rumpf Law, Zoning Board Attorney
John R. LeCompte, PE, PP, CME of Remington, Vernick, Zoning Board Engineer

5. APPROVAL OF MINUTES -

A motion to approve the minutes of the meeting of July 10, 2019 was made by Mr. Jones,
seconded by Mr. Maxwell. Roll Call:

DeSimone – Yes
Jones – Yes

Sterner – Yes
Sullivan - Yes

Maxwell – Yes

6. RESOLUTIONS OF MEMORIALIZATION:

None

7. OLD BUSINESS:

None

8. NEW BUSINESS:

- A. Variance Application #2019-08
Brent Griffin
Block 126, Lot 14 / R-3A Residential Zone
Bulk Variances

Robert Rue, Esquire for the applicant. Ms. Rumpf asked Mr. Rue to clarify the zone his client's property is in, which it is in the R-3A Zone. Sworn in applicant, Brent Griffin. Mr. Rue asked Mr.

Griffin to testify as to the height of the proposed pole barn. Mr. Griffin testified that the height will be approximately 22 feet. The pole barn will be used for personal storage only. The Chairman asked what utilities are being proposed for the pole barn, which will be electric only. Mr. Griffin was asked to describe the surrounding properties. To the left and right are residences and in the rear is preserved land owned by Ocean County. When Mr. Griffin purchased the property, it was his intent to refurbish the existing dwelling, however, when he began renovations the structure was in such bad shape that he was not able to safely refurbish the structure and both the structure and foundation had to be demolished. Marked as Exhibit A-1 were four (4) photographs of the site as it presently exists. All clearing was pre-existing. Mr. LeCompte reviewed the engineer's letter dated July 30, 2019. Drainage and run-off was discussed. There are two existing drive-ways on the site, which the applicant intends on keeping. The driveway to the pole barn will be stone and the drive-way to the house will probably be concrete. Applicant does not want to place a drive-way over the septic field, so he would like to keep the two drive-ways. The Chairman asked the engineer for clarification on the lot width and depth requirements in the review letter. Mr. Jones asked if the property would be serviced by well and septic, which it will. The Chairman asked for additional information on the exterior of the pole barn, which will metal siding that will match the residence with 2 doors in the front and 1 on the side and a tin roof. Ms. Rumpf asked that the applicant provide additional testimony on the hardship of this application. Applicant testified that he did contact his two adjacent neighbors to acquire additional land, without luck. The land behind the applicant is owned the county and is preserved open space. The Chairman briefly addressed the need or non-need of a tree removal permit.

A motion to open to the public was made by Mr. Jones, seconded by Ms. Sterner. 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 Ms. Sterner, application #2019-08 was approved with the conditions that the pole barn height will not exceed 23 feet and will only have electric, no plumbing. The pole barn will be for personal storage, no living space or commercial use; and the lot depth, width and area variances per the engineer's review letter. Roll Call:

DeSimone – Yes
Jones – Yes

Sterner – Yes
Sullivan - Yes

Maxwell – Yes

9. CORRESPONDENCE:

None

10. OPEN TO THE PUBLIC:

A motion to open to the public was made by Mr. Jones, seconded by Ms. Sterner. 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.

11. BOARD DISCUSSION / COMMENTS:

Ms. Rumpf advised any board members that were not present for the July liability seminar that she would offer her that they could stop by her office to review the presentation.

12. CLOSED SESSION:

None

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 \$420.50 to Remington, Vernick & Vena Engineers,
a payment of \$79.50 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:

DeSimone – Yes
Jones – Yes

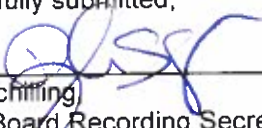
Sterner – Yes
Sullivan - Yes

Maxwell – Yes

14. ADJOURNMENT:

A motion to adjourn is made at 7:38 p.m. by Mr. Jones, seconded by Ms. Sterner. All aye.

Respectfully submitted,



Robin Schilling
Zoning Board Recording Secretary



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