

**LITTLE EGG HARBOR TOWNSHIP ZONING BOARD**

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

**Minutes of Meeting Held On September 11, 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, Suzanne Musto Carrara, and Steven DeSimone (Alternate)

ABSENT were Joseph Castaldo (Alternate) & Brian Szajdik (Alternate),

**APPEARING FOR THE PROFESSIONALS:**

Debra Rumpf, Esquire of Rumpf Law, 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 August 14, 2019 meeting was made by Mr. Jones, seconded by Ms. Sterner. Roll Call:

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

**6. RESOLUTIONS OF MEMORIALIZATION:**

- A. Resolution #2019-19  
Variance Application #2019-08  
Brent Griffin  
Block 126, Lot 14 / R-3A Residential Zone  
Bulk Variances

Ms. Rumpf read Resolution #2019-19 into the records. On a motion by Mr. Jones, seconded by Ms. Sterner, Resolution 2019-19 was memorialized. Roll Call:

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

**7. BOARD DISCUSSION:**

Mr. Peters provided the board with a brief presentation on how lot frontage and width is calculated on lots to help clear up some confusion that the some of the board members had on these calculations.

**8. OLD BUSINESS:**

N/A

**9. NEW BUSINESS:**

- A. Variance Application #2019-07  
Tweeer  
Block 126, Lot 4 / R-3A Residential Zone  
Bulk Variance

*The Chairman announced that he has had prior professional dealings with the applicant's engineer, Jeff Daum. Neither the applicant or his attorney had an issue with Mr. Sullivan voting on this application. Ms. Rumpf asked the Chairman if he could impartially vote on this application, in which he replied yes.*

David Semanchik, Esquire for the applicant, Brian Tweeer, who was present with this wife. Sworn in was applicant's engineer, Jeff Daum. Applicant is proposing a single family home on 2.58 acres, where 3.0 acres is required. All setbacks will be met. The sub-division of this site predates the Township's zoning code. The positive and negative criteria were discussed. Mr. Peters addressed the detached garage that appears on the Applicant's proposed plan. The size of the garage exceeds the accessory structure requirements of 900 sq. ft. Applicant will connect the 1,600 sq. ft. garage to the principal structure. Such attachment is a building code issue, and not one of this board. The board requested a revised plan showing the attachment of the garage as a condition of approval. Applicant agreed that the garage would be used for personal storage and uses permitted within the residential zone. Mr. Jones asked if the Applicant attempted to purchase additional property so that the property would be in compliance. Mr. Semanchik responded that he did in fact send out letters to adjacent property owners and two neighbors did respond. However, if they were to sell the Applicant a portion of their property, it would make their property non-compliant.

On a motion by Mr. Jones, seconded by Ms. Sterner, this matter was opened to the public. All aye.

There being no public wishing to comment, on a motion by Mr. Jones, seconded by Ms. Sterner, this matter was closed to the public. All aye.

Mr. Peters inquired about stormwater management. Mr. Daum responded that Applicant would comply and submit the necessary grading and drainage documentation to the township engineer.

On a motion by Mr. Jones, seconded by Ms. Sterner, Application #2019-07 was approved with the conditions set forth. Roll Call:

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

**10. CORRESPONDENCE:**

None

**11. OPEN TO THE PUBLIC:**

A motion to open to the public was made 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 Ms. Sterner, the meeting was closed to the public. All aye.

**12. BOARD COMMENTS:**

Then board secretary asked if any board members wished to attend the League of Municipalities Conference in Atlantic City and/or sign-up for one of the mandatory training classes that they let her know by September 20<sup>th</sup>.

**13. CLOSED SESSION:**

N/A

**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 \$1,659.78 to Rumpf Law, PC, and a payment of \$100.00 to Robin Schilling as the board's recording secretary.

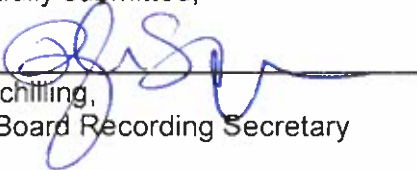
A motion to approve payment of vouchers was made by Mr. Jones, seconded by Mr. Maxwell. Roll Call:

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

**14. ADJOURNMENT:**

A motion to adjourn is made 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