

**LITTLE EGG HARBOR TOWNSHIP ZONING BOARD**

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

**Minutes of Meeting Held On September 12, 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 Vice-Chairman Fuller, Mr. Jordan, Mr. Sullivan, Ms. Doherty, Mr. Armitage, Mr. Jones (Alternate #1) and Mr. Moore (Alternate #2).

ABSENT were Chairman Gautier & Mr. Burr

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 August 8, 2018 was made by Mr. Sullivan, seconded by Ms. Doherty. Roll Call:

Moore – Abstain	Armitage – Yes	Jones – Yes
Doherty – Yes	Sullivan – Yes	Fuller - Yes

6. RESOLUTIONS OF MEMORIALIZATION::

None

7. OLD BUSINESS:

- A. Variance Application 2018-07**  
**Cook**  
8 Evergreen Drive  
Block 261.01 Lot 7.03 / R1-A Residential Zone / Bulk Variance

On a motion by Ms. Doherty, seconded by Mr. Sullivan, application #2018-07 was carried to the October 10, 2018 meeting. Additional notice will be required. Roll Call:

Moore – Yes	Armitage – Yes	Jones – Yes
Doherty – Yes	Sullivan – Yes	Fuller - Yes

- B. Variance Application 2018-08**  
**Papa**  
318 West Calabreeze Way  
Block 325.59 Lot 44 / R-50 Zone / Bulk Variance

Applicant, Frank Papa, appeared on his own behalf. Earlier today applicant received an updated survey, which he bought three copies for the board. Vice-Chairman Fuller asked about the permit for the pool. The applicant stated that the permit has been applied for and he is waiting for the electrician to complete his portion of the permit. The 8x10 shed is not a permit structure and can be removed if found not to be in compliance. The Vice-Chairman stated that since the engineer nor any of the board members have had the opportunity to review the survey and the pool permit has not been completed, he asked the applicant if he was in agreement to carry the application to the October 10<sup>th</sup> meeting, which he was.

On a motion by Ms. Doherty, seconded by Mr. Armitage, application #2018-08 was carried to the October 10, 2018 meeting. Roll Call:

Moore – Yes	Armitage – Yes	Jones – Yes
Doherty – Yes	Sullivan – Yes	Fuller - Yes

**8. NEW BUSINESS:**

**A. Variance Application #2018-10**  
**Shockley**  
131 South Captains Drive  
Block 325.41 Lot 14 / R-50 Residential Zone / Bulk Variance

E. Allen Nickerson, Esquire appeared for the applicant, Gary Shockley, who was sworn in. Applicant constructed a new primary residence on pilings after Super Storm Sandy. Applicant stated that the builder made an error and the steps are 7 inches into the frontyard setback. Mr. Peters reviewed his letter dated August 21, 2018. Marked as Exhibit A1 was a plan dated 11/30/17 & A2 a plan dated 5/23/18, which were applicant's plans to the township's construction office. The error occurred due to a minor curve in the street. Applicant testified that the builder made an honest mistake and measured to a straight line, not a curved line. Applicant has received a TCO.

The application was opened to the public, but there was no public wishing to comment. On a motion by Mr. Armitage, seconded by Ms. Doherty, the application was closed to the public. All aye.

On a motion by M. Doherty, seconded by Mr. Moore, application #2018-10 was approved. Roll Call:

Moore – Yes	Armitage – Yes	Jones – Yes
Doherty – Yes	Sullivan – Yes	Fuller - Yes

Since the subject premises is applicant's primary, storm damaged residence, the board agreed to memorialize a resolution of approval. On a motion by Ms. Doherty, seconded by Mr. Jones, proposed resolution #2018-16 was memorialized and will be available in approximately one week. Roll Call:

Moore – Yes	Armitage – Yes	Jones – Yes
Doherty – Yes	Sullivan – Yes	Fuller - Yes

**B. Variance Application #2018-11**  
**JNC, LLC**  
129 East Sail Drive  
Block 323 Lot 8 / R-50 Residential Zone / Bulk Variance

Jason Henbest, Esquire for the applicant, Jay Greco, principal / owner of JNC, LLC, who was sworn in. Applicant is seeking Variances for lot depth and lot area for a new home. The prior home was damaged by Super Storm Sandy and has been removed. The space underneath the home will be used for parking and boat storage. Applicant testified that the proposed residence will be in character with the neighborhood. Mr. Peters reviewed his letter dated 8-16-18. Lot is considered a pre-existing, non-forming use.

On a motion by Ms. Doherty, seconded by Mr. Moore the application was opened to the public. All aye.

Andre Genovese (125 East Sail Dr.) - Mr. Genovese was sworn in and had general concerns about building to close to the lagoon and obstructing his view. Mr. Peters stated that the applicant is complying with the proper rearyard setback on the property.

On a motion by Ms. Doherty, seconded by Mr. Jones, the application was closed to the public. All aye.

On a motion by M. Doherty, seconded by Mr. Jones, application #2018-11 was approved. Roll Call:

Moore – Yes  
Doherty – Yes

Armitage – Yes  
Sullivan – Yes

Jones – Yes  
Fuller - Yes

**9. CORRESPONDENCE:**

None

**10. OPEN TO THE PUBLIC:**

On a motion by Mr. Sullivan, seconded by Ms. Doherty, the meeting was opened to the public. All aye.

John Spisak (85 Golf View Drive) – Mr. Spisak case to the board to complain about an approval of the Planning Board. Mr. Peters attempted to help him out. He also had complaints on the cleared, vacant lot on Golf View Drive (in front of the Inn / restaurant). He was directed to Code Enforcement.

On a motion by Mr. Armitage, seconded by Ms. Doherty, the meeting was closed to the public. All aye.

**11. BOARD DISCUSSION / COMMENTS:**

The board secretary reminded board members that if they wanted to attend this year's League of Municipalities Conference, that they needed to advise her by Friday. Also discussed was the MEL/JIF liability webinar documentation that was forwarded by the board's attorney. All members that viewed the webinar need to advise the board secretary of same.

**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) a payment of \$836.00 to Remington, Vernick Engineers; (B) a payment of \$814.28 to Rumpf Law, and (C) 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:

Moore – Yes  
Doherty – Yes

Armitage – Yes  
Sullivan – Yes

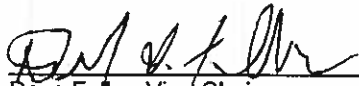
Jones – Yes  
Fuller - Yes

**14. ADJOURNMENT:**

Prior to adjourning, the letter that the board sent to the governing body was brought up. A meeting was held at the township to try and resolve some of the matters discussed. The board secretary will follow up with the Business Administrator as to same. A motion to adjourn is made at 8:04 p.m.

Respectfully submitted,

  
\_\_\_\_\_  
Robin Schilling,  
Zoning Board Recording Secretary

  
\_\_\_\_\_  
Dave Fuller, Vice-Chairman  
Township of Little Egg Harbor  
Zoning Board