

# LITTLE EGG HARBOR TOWNSHIP ZONING BOARD

665 Radio Road  
Little Egg Harbor, NJ 08087

## Minutes of Meeting Held On August 8, 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. Burr & Mr. Jones. ABSENT was Mr. Moore (Alternate)

### 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. OATH OF OFFICE – Chairman Gautier read resolution #2018-152 into the record. Ms. Rumpf swore in Charles Jones as a regular board member.

### 6. APPROVAL OF MINUTES -

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

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

### 7. RESOLUTIONS OF MEMORIALIZATION::

None

### 8. OLD BUSINESS:

None

### 9. NEW BUSINESS:

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

Applicant, Frank Papa, appeared on his own behalf. Applicant installed the shed due to the water issues along Calabreeze Way that affect his frontyard and garage. Applicant testified that the shed is for personal use, to store his two motorcycles, tools and a lift. Applicant further testified that he owns a transportation business and maintains two business offices and does not do work

from home. Mr. Peters reviewed his letter dated July 30, 2018. Mr. Peters asked the applicant what other type of accessories or structures are on his property. Applicant has a pool, plastic shed that he stores pool equipment in, 2 trailers. The only utility to the shed in question is an extension cord that runs from the house. Applicant testified that he received the necessary permits for the pool. Applicant stated that there are 8 vehicles for himself, his wife and his 5 children. None of the vehicles are registered to the business. The chairman asked if the applicant complies with the lot coverage ordinance and Ms. Doherty asked if the size of the shed complies, which it does. Some of the board members requested an updated, accurate survey of the site, which would help them to come to a decision. Mr. Burr asked if the shed could be turned to help the situation.

On a motion by Mr. Fuller, seconded by Ms. Doherty the application was opened to the public for comment. All aye. There being no public present wishing to comment, on a motion by Mr. Fuller, seconded by Ms. Doherty the application was closed to the public. All aye.

On a motion by Ms. Doherty, seconded by Mr. Sullivan, the board was asked if they would require an updated survey before this application could continue. Roll Call:

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

The applicant agreed to provide an updated survey and copies of the permits received for the pool. On a motion by Ms. Doherty, seconded by Mr. Fuller, this application was carried until the September 12, 2018 meeting. Roll Call:

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

- B. Variance Application #2018-09  
Loforte  
19 Pembroke Court  
Block 264 Lot 17.09 / R-1A Residential Zone  
Bulk Variance

Richard Kitrick, Esquire for the applicant. Mr. Kitrick described the applicant's property as an oversized flag lot within a subdivision. Applicant is proposing a 40x50 pole barn in the rear of the property and additional trees for buffering. The area for the pole barn is already cleared and has an existing tree buffering. Applicant, Keith Loforte, was sworn in. Applicant testified that he believes the pole barn will not be visible from the street, and only visible to one adjacent neighbor. Marked as Exhibits A1, A2 & A3 were photographs of the site. Applicant will use the pole barn for personal use to store his boat, 2 open trailers, some of his 5 vehicles, tractor and children's toys. Mr. Peters reviewed his letter dated July 30, 2018. Only utility applicant is proposing is electric. There will be a gravel driveway to the pole barn to the left of the residence. Marked as Exhibit A4 were architectural plans for the pole barn. The chairman discussed his concerns with the grading, as the rear of the property appears to be higher than the area where the house is located. Mr. Jones and Mr. Sullivan had concerns with the commercial look of the pole barn's exterior, which will be the same color as the house, but a metal material. Applicant is proposing to add tree buffering to two side of the pole barn. The pole barn will have a 10 ft. garage door, regular door, windows, shutters, and an overhang. Some of the board members expressed their concern with the size of the structure.

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

Steven Ryan (20 Pembroke Court) – Mr. Ryan had concerns with who actually owned the items to be stored in the pole barn and if the applicant or his wife were going to operate a business from it. He also had concerns with the tree buffering and the higher grading of the rear of the property.

*Mr. Jones put on the record that he previously knew Mr. Ryan, but has not had contact with him for a number of years.*

David Marciniak (21 Bayberry Drive) - Mr. Marciniak said that he lives behind the applicant and has a pole barn that does not exceed the 900 sq. ft. ordinance and did not need a variance. He has concern with the size of the proposed pole barn and believes the owner's wife is a dog breeder and does not want to see it used as a kennel.

Holly Ryan (20 Pembroke Court) – Mrs. Ryan had concerns with the size of the pole barn and possible commercial uses.

Matt Polewka (21 Pembroke Court) – Mr. Polewka is applicant's father-in-law. He stated that applicant has a two acre lot and there will be plenty of buffering for the pole barn. He also testified that he does not own a strip of land behind the applicant's property.

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

Sworn in Jen Loforte, who testified that she has show dogs, which are her pets. She does not operate a business or breeding facility. Once a year the dogs are bred at another location. Mr. Loforte testified that all vehicles on the property are registered to him or his wife, and set forth the types of vehicles owned. He also testified that he is a welder by trade and will not be operating a business from the pole barn. Ms. Doherty and Mr. Burr discussed the tree buffering proposed and suggested something other than an arborvitae. Mr. Kitrick said that such specie is suggested by the township code. The board was polled for their concerns with the application, which were generally the size and material of the proposed pole barn.

On a motion by Mr. Fuller, seconded by Ms. Doherty the application was carried to the October 10, 2018, meeting with no additional notice required. Roll Call:

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

#### **10. CORRESPONDENCE:**

The Chairman advised the board members that the previously drafted letter to the township committee has been delivered to them, and that one committeeperson has asked how this matter could be resolved.

#### **11. OPEN TO THE PUBLIC:**

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

Steve Ryan – Mr. Ryan asked how mis-information by an applicant would be handled. Ms. Rumpf responded.

Grover Ford – Mr. Ford attended the meeting to gain information on an application he may file for a pole-barn. The board directed him to the zoning / construction office to answer his concerns.

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

**12. BOARD DISCUSSION / COMMENTS:**

N/A

**13. 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 \$833.00 to Remington, Vernick Engineers,  
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. Burr. Roll Call:

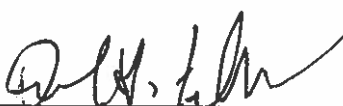
Burr – Yes	Armitage – Yes	Jones-Yes	Doherty- Yes
Sullivan – Yes	Fuller – Yes	Gautier – Yes	

**14. ADJOURNMENT:**

The meeting was adjourned at 9:04 p.m.

Respectfully submitted,

  
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Robin Schilling,  
Zoning Board Recording Secretary

  
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David Fuller, Vice-Chairman  
Township of Little Egg Harbor  
Zoning Board