

**LITTLE EGG HARBOR TOWNSHIP ZONING BOARD**

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

**Minutes of Meeting Held On May 11, 2022**

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 Eugene Sullivan, Vice-Chairman, Barbara Sterner, Ken Maxwell, Suzanne Musto-Carrara, Louis Mankowski, Arlene Keenan, William Hollingsworth, Jr. & Steve Clanton

ABSENT was Greg Leszega

APPEARING FOR THE PROFESSIONALS:

Debra Rumpf, Esquire of Rumpf Law, Zoning Board Attorney  
James Oris, PE, PP, CME, CFM, CPWM of Remington & Vernick,  
Zoning Board Engineer

5. APPROVAL OF MINUTES -

A motion to approve the minutes of the meeting of April 13, 2022 was made by Mr. Hollingsworth, seconded by Ms. Sterner. Roll Call:

Sterner – Yes	Carrara – Abstain	Maxwell – Yes	Mankowski – Abstain
Keenan – Abstain	Hollingsworth – Yes	Sullivan - Yes	

6. RESOLUTIONS OF MEMORIALIZATION:

None

7. OLD BUSINESS:

None

8. NEW BUSINESS:

- A. Application #2022-03  
James & Concetta Esposito  
851 Radio Road / Block 326.30, Lot 21.01  
Bulk Variances for garage

Richard Kitrick, Esquire for the applicant. Concetta Esposito was sworn in. Applicant is proposing to construct a new garage on her property and requires a Variance from the frontyard setback since the site has two frontyards. Ms. Esposito stated that she will use the garage for personal storage of her vehicles and will access the site from Pulaski Boulevard. The Chairman asked what utilities are being proposed. Applicant will have electric, but no plumbing / running water.

Applicant also testified that she is not proposing a bathroom or any living areas. Ms. Esposito is planning on landscaping the area around the garage and will be adding a paver or concrete driveway. The following exhibits were marked: A1 – photograph of proposed garage, A2-proposed color scheme of garage, A3 – proposed landscaping ideas, and A4 – photographs of neighborhood taken by applicant. Applicant agreed to move the existing shed into compliance, bring 5 feet from the property line. Mr. Oris discussed his review letter dated March 29, 2022. The existing concrete pad at the site is used as a parking area for the applicant.

A motion to open to the public was made by Mr. Mankowski, seconded by Ms. Sterner. All aye. There being no public wishing to comment, on a motion by Mr. Mankowski, seconded by Ms. Sterner, the application was closed to the public. All aye.

On a motion by Mr. Mankowski, seconded by Ms. Sterner application #2022-03 was approved with the condition that the existing shed would be brought into compliance. Roll Call:

Sterner – Yes	Carrara – Yes	Maxwell – Yes	Mankowski – Yes
Keenan – Yes	Hollingsworth – Yes	Sullivan - Yes	

- B. Application #2022-04  
Richard Raushi  
14 West Dory Drive / Block 316, Lot 41  
Bulk Variances for covered tiki bar

Applicant, Richard Raushi, appeared on his own behalf. Applicant provided a history of the property and how he became the owner. Applicant stated that there used to be an awning extending from the house to the dock years ago and assumed that he could do the same since it was there in the past. Applicant also owns the adjacent vacant lot. Mr. Maxwell asked how the posts were in the ground, which are in footings. Mr. Maxwell has concerns with the fact that no permits or inspections were done for the plumbing, gas and footings. Marked as Exhibit A1 was a construction permit form 1988. Mr. Oris discussed his review letter dated March 29, 2022. Applicant has no plans to enclose the structure. Ms. Rumpf asked the applicant if he understands that inspections will have to be completed by the construction office for the footings, gas and plumbing. Ms. Sterner asked if the structure could be moved. The applicant does not feel it could be moved. Mr. Maxwell and Mr. Oris stated they feel the structure could be moved to be more in compliance. Mr. Oris asked if the tiki bar roof extends out over the bulkhead, which it does by approximately 1-2 feet. The meeting was opened to the public, but there was no public present.

After some discussion with the board and Mr. Oris, the applicant requested that the application be carried no more than 60 days. On a motion by Mr. Mankowski, seconded by Ms. Sterner application #2022-04 was carried no later than the July 13, 2022 meeting. Roll Call:

Sterner – Yes	Carrara – Yes	Maxwell – Yes	Mankowski – Yes
Keenan – Yes	Hollingsworth – Yes	Sullivan - Yes	

- C. Application #2021-26  
Sine Metu Realty, LLC (Hutchison)  
290 Route 9 / Block 291, Lot 12  
Preliminary / Final Site Plan Approval & Use Variance

Applicant's attorney submitted a written request to the board requesting that this matter be carried in the June 8, 2022 meeting. Ms. Rumpf suggested that the applicant re-notice and will send a letter to the applicant's attorney as to same. On a motion by Ms. Sterner, seconded by Mr. Mankowski, this application was carried. Roll Call:

Sterner – Yes                      Carrara – Yes                      Maxwell – Yes                      Mankowski – Abstain  
Keenan – Yes                      Hollingsworth – Abstain                      Sullivan - Yes

9. CORRESPONDENCE:

None

10. OPEN TO THE PUBLIC:

A motion to open to the public was made by Ms. Sterner, seconded by Ms. Carrara. All aye. There being no public wishing to comment, on a motion by Ms. Sterner, seconded by Mr. Mankowski, the meeting was closed to the public. All aye.

11. BOARD DISCUSSION / COMMENTS / ANNOUNCEMENT:

- A. The board secretary announced that Mr. Mankowski completed his mandatory training class.
- B. The board secretary announced that she received a resignation from Mr. Maxwell and that this would be his last meeting. The Chairman thanked Ken for his dedicated service.
- C. The board secretary stated that the board approved a lot depth application #2021-05 for Ronald Dibble. Mr. Dibble received an approval under Resolution #2021-16. At the time of the application, Mr. Dibble proposed a new compliant residence. Thereafter, Mr. Dibble chose to not move forward and sell the vacant land. The Resolution made reference to the Township Ordinance §15-3.11 setting forth "construction or alteration shall commence on each and every structure permitted by the variances within one (1) year from the date of entry of this Resolution". Is the Variance granted was for lot depth only, this Variance goes with the land. On a motion by Mr. Maxwell, seconded by Ms. Sterner, the board agreed to amend Resolution #2021-16 to remove the aforementioned clause. Roll Call:

Sterner – Yes                      Carrara – Yes                      Maxwell – Yes                      Mankowski – Yes  
Keenan – Yes                      Hollingsworth – Yes                      Sullivan - Yes

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 \$1,124.50 to Remington, Vernick & Vena Engineers,  
a payment of \$604.38 to Rumpf Law, PC,  
a payment of \$3,101.75 to Taylor Design Group, Inc.; 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. Maxwell, seconded by Ms. Carrara.  
Roll Call:

Sterner – Yes  
Keenan – Yes

Carrara – Yes  
Hollingsworth – Yes

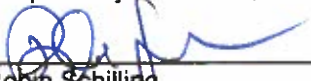
Maxwell – Yes  
Sullivan - Yes

Mankowski – Yes

14. ADJOURNMENT:

A motion to adjourn is made by Ms. Sterner, seconded by Mr. Mankowski. All aye.

Respectfully submitted,

  
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Robin Schilling,  
Zoning Board Recording Secretary

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