

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

**Minutes of Meeting Held On June 8, 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 Greg Leszega, Barbara Sterner, Suzanne Musto-Carrara, Louis Mankowski, Arlene Keenan, William Hollingsworth, Jr. & Steve Clanton

**APPEARING FOR THE PROFESSIONALS:**

Debra Rumpf, Esquire of Rumpf Law, Zoning Board Attorney  
Pam Hilla, PE, CME, CFM of Remington & Vernick, Zoning Board Engineer

5. APPROVAL OF MINUTES -

A motion to approve the minutes of the meeting of May 11, 2022 was made by Mr. Leszega, seconded by Ms. Sterner. Roll Call:

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

6. RESOLUTIONS OF MEMORIALIZATION:

- A. Resolution #2022-10  
James & Concetta Esposito  
Application #2022-03  
851 Radio Road / Block 326.30, Lot 21.01  
Bulk Variances for garage

After Ms. Rumpf read Resolution #2022-10 into the record, a motion was made by Mr. Leszega, seconded by Ms. Sterner, to memorialize Resolution #2022-10. Roll Call:

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

- B. Amended Resolution #2021-16  
Ronald Dibble  
Application #2021-05  
14 Maryland Drive / Block 326.218, Lot 56

After Ms. Rumpf read Amended Resolution #2021-16 and explained the need for the amendment was due to the fact that a lot depth variance runs with the land and does expire, a motion was made by Mr. Leszega, seconded by Ms. Sterner, to memorialize Resolution #2021-16. Roll Call:

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

## 7. OLD BUSINESS:

- A. Application #2021-17  
Jose Cruz  
8 Juniper Place  
Block 189.01, lot 15.01  
Variance from section 15-11.12 of the Township Code

Robert Shinn, Esquire for the Applicant. Mr. Shinn testified that his client received approval from the Ocean County Health Department for the proposed septic system. Applicant is requesting relief from Chapter 15-11.12, allowing him to place the septic system within 40 feet of the water, where 100 feet is required. Ms. Rumpf stated that she confirmed with the Little Egg Harbor MUA, that water and sewer hook-up are not available. Ms. Hilla reviewed Remington & Vernick's letter dated May 9, 2022. Ms. Hilla asked for additional testimony regarding drainage to the neighboring properties. Sworn in John Freedman, PE, who provided his background. Marked as Exhibit A-1 was a revised plan. Mr. Freedman provided testimony on the proposed grading and drainage, as well as the retaining wall and swails to be added. Applicant will be adding two street trees, as well as a driveway apron. Ms. Keenan asked about parking on the septic field, which is not permitted. Sworn in Jose Cruz. Mr. Cruz testified that they will not only be adding the required street trees, but additional landscaping. Mr. Cruz provided some testimony regarding his purchase of the site and the hardships encountered.

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

On a motion by Mr. Leszega, seconded by Mr. Mankowski, Application #2021-17 was approved.

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

**8. NEW BUSINESS:**

- A. Application #2022-05  
Galaxy Commercial Properties, LLC  
(Bright Star Child Care)  
835 Radio Road  
Block 326.14, Lot 1  
Use Variance & Preliminary & Final Major Site Plan Approval

Matthew Kalwinsky, Esquire for the Applicant. It was noted that this site was previously a daycare facility 20+ years ago. Prior to this meeting, it was determined that a Use Variance was not needed based on Section 40:55D-66.6 of the New Jersey Code. Sworn in Applicant, Panagiopa Yosef. The Applicant testified that the State of New Jersey requires a playground area for all daycare / preschools. Applicant testified that hours of operation will be Monday through Friday, 6:00 a.m. to 6:00 p.m. Applicant will have a maximum of 50 children on any given day. There will be before and after school care offered, with one bus transporting same. All non-conformities are pre-existing, as it is an existing building and the only exterior change is the addition of the fenced in playground area. Each classroom will have its own access to the playground. Bollards will be added around the fence. Parking area will be re-stripped and two ADA spots added. No new curbing or sidewalks are being proposed. Applicant will have private garbage and recycling pick-up. Applicant testified there will be seven employees on any given day. Applicant is requesting a buffering waiver and plans no additional landscaping, other than the existing trees. It was noted that four of the existing trees will be removed to accommodate the fence. Exterior lighting will be on timers. Ms. Hilla stated that additional buffering may interfere with the site triangles and has no issues with the waiver request. Site triangles will be added to the plan. Applicant is requesting a partial waiver from the street tree requirement. There was discussion on the fencing, which will be chain-link or 50% see through vinyl. There will be a security system added to the building.

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

There was some discussion on a fire drill plan and the designated safe meeting location to be shared with the local fire department.

On a motion by Mr. Leszega, seconded by Ms. Sterner, Application #2022-05 was approved.

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

**9. CORRESPONDENCE:**

None

10. OPEN TO THE PUBLIC:

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

11. BOARD DISCUSSION / COMMENTS / ANNOUNCEMENT:

Ms. Rumpf reviewed with the board a "variance chart" she created to explain the different types of variances and the proofs for same.

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 \$2,628.00 to Remington, Vernick & Vena Engineers,  
a payment of \$989.07 to Rumpf Law, PC,  
a payment of \$1,032.00 to Taylor Design Group, 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. Leszega, seconded by Mr. Sterner. Roll Call:

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

14. ADJOURNMENT:

A motion to adjourn is made at 8:09 p.m. by Mr. Mankowski, seconded by Mr. Leszega. 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