

LITTLE EGG HARBOR TOWNSHIP ZONING BOARD

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

Minutes of Meeting Held On July 13, 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.
ABSENT: Steve Clanton

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 June 8, 2022 was made by Mr. Mankowski, 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 #2022-11
Application #2021-17
Jose Cruz
8 Juniper Drive / Block 189.01, lot 15.01

After Ms. Rumpf read Resolution #2022-11 into the record, a motion was made by Mr. Leszega, seconded by Ms. Sterner, to memorialize Resolution #2022-11. Roll Call:

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

- B. Resolution #2022-12
Galaxy Commercial Properties, LLC
(Bright Star Child Care)
835 Radio Road / Block 326.14, Lot 1

After Ms. Rumpf read Resolution #2022-12 into the record, a motion was made by Mr. Leszega, seconded by Ms. Sterner, to memorialize Resolution #2022-12. Roll Call:

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

7. OLD BUSINESS:

None

8. NEW BUSINESS:

- A. Application #2022-06
Thomas Smith
32 Surfside Drive / Block 325, Lot 42
Use Variance

The board secretary announced that the applicant requested that this application be carried to the August 10, 2022 meeting due to a noticing issue. Applicant will re-notice for the August meeting. On a motion by Mr. Leszega, seconded by Mr. Mankowski, Application #2022-06 was carried to the August 10, 2022 meeting with notice required. Roll Call:

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

- B. Application #2022-07
Wayne P. D'Artagnan, Sr.
129 East Hudson Drive
Block 325.106, Lot 34
Bulk Variances

Richard Visocky, Esquire for the applicant. Applicant purchased the Superstorm Sandy damaged property 9 years ago and renovated it. Applicant received approval from the township to raise the existing residence to conform with FEMA regulations within the same footprint, and add a 4x6 landing and steps in the rear. Applicant is proposing to place the existing residence on concrete blocks and add a larger deck to the rear. Sworn in applicant's engineer, Robert Woodcock. Mr. Woodcock provided a summary of the site. Applicant is requesting a rearyard setback of 8.5 feet, where 15 feet is required and maximum building coverage of 42%, where 30% is required. Marked as Exhibit A1 was the plot plan, and A2 photographs of the site. The existing shed on the property will be removed. Mr. Oris discussed his review letter dated June 8, 2022. Mr. Oris asked about the applicant's hardship and had concerns with the site lines of the neighbors with the proposed deck was built. Both the Chairman and Vice-Chairman stated their concerns with the rearyard setback. Mr. Oris explained that there is a Township Ordinance that allows an encroachment into the setback once a house is raised, which would allow for the applicant's landing and stairs, but not the larger deck. Sworn in applicant, Wayne D'Artagnan. Applicant testified that he would agree to a four foot wide deck, instead of eight foot, as long as it could run the length of the house.

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

Brian Reilly (sworn in) - Mr. Reilly lives at 127 East Hudson drive and stated that if the applicant's variance requests are granted, it would negatively impact his line of site. Mr. Reilly read his own prepared statement with regard to same. Mr. Reilly offered photographs, which were marked Exhibits O1, O2 & O3.

James Quinlyn (sworn in) – Mr. Quinlyn lives 2 houses to the west of the applicants. Mr. Quinlyn also opposes the proposed deck stating it would impact his view.

On a motion by Mr. Mankowski, seconded by Mr. Leszega, the application was closed to the public. All aye.

Mr. Visocky stated that his client would like to amend his application and requests a four foot wide deck instead of an eight foot wide deck.

On a motion by Mr. Leszega, seconded by Ms. Sterner, application #2022-07 was denied. Roll Call:

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

C. Application #2022-08
Seaside Capital, LLC
1 West Boat Drive
Block 315, Lot 1
Bulk Variances

Al Sicheri, Esquire for the applicant. Sworn in applicant's engineer, Glenn Lines, PP, PE who provided his background. Applicant requires Variances for rearyard setback, frontyard setback (to Radio Road) and maximum building coverage for a proposed 1,400 sq. ft. single-family residence. The site is a corner lot, thus has two frontyards. Mr. Lines testified that a 1,400 sq. ft. residence is not out of the ordinary for the neighborhood and if fact, a smaller residence would be out of the ordinary. Applicant agreed that the driveway access would be moved to Boat Drive. Marked as Exhibit A1 was the Variance Plan. Mr. Oris reviewed his letter dated June 8, 2022. He noted that the plans and architectural where both updated after this letter was issued, but he did not have ample time to update the review letter. Mr. Oris stated it was hard to determine the hardship since a smaller house could be made to comply with the all setbacks. Mr. Oris stated that Radio Road was a county road and there could be site triangle issues. He suggested an approval from Ocean County or letter of no-interest. Mr. Oris also questioned the fact that the site was fenced in with an existing shed on it and asked if the property was previously part of the neighboring lot. Applicant was not aware of the prior use of the site. Marked as Exhibit A2 was the site plan and aerial map, and A3 were architectural. The Vice-chairman also stated it was hard for him to justify a hardship since the house was not built yet and could be made smaller to comply. Sworn in David Braun for Seaside Capital, LLC. Mr. Braun stated he purchased the land in 2021. Mr. Braun stated he would be willing to remove the rear deck to reduce the encroachment into the setback. After some discussion by the board and applicant, applicant's attorney requested that the meeting be carried until the September 14, 2022

meeting with no additional notice required. If the applications does not move forward on September 14, 2022, the applicant will re-notice.

On a motion by Mr. Leszega, seconded by Mr. Hollingsworth, Application #2022-08 was carried to the September 14, 2022 meeting with no notice required. Roll Call:

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

9. CORRESPONDENCE:

N/A

10. OPEN TO THE PUBLIC:

A motion to open to the public was made by Mr. Hollingsworth, seconded by Ms. Stener, the meeting was opened to the public. All aye. There being no public present wishing to comment, on a motion by Mr. Hollingswoth, seconded by Mr. Mankowski, the meeting was closed to the public. All aye.

11. BOARD DISCUSSION / COMMENTS / ANNOUNCEMENT:

None

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 \$2,417.75 to Remington, Vernick & Vena Engineers,
a payment of \$331.00 to Taylor Design Group, LLC
a payment of \$1,836.70 to Rumpf Law, PC, and
a payment of \$100.00 to Robin Schilling as the board's recording secretary.

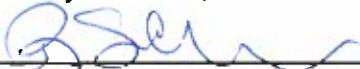
A motion to approve payment of vouchers was made by Mr. Leszega, seconded by Ms. Sterner. Roll Call:

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

14. ADJOURNMENT:

A motion to adjourn is made at 8:43 p.m. by Mr. Leszega, seconded by Mr. Hollingsworth. All aye.

Respectfully submitted,



Robin Schilling,
Zoning Board Recording Secretary



Greg Leszega, Vice-Chairman
Township of Little Egg Harbor
Zoning Board