

LITTLE EGG HARBOR TOWNSHIP ZONING BOARD

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

Minutes of Meeting Held On August 10, 2022

1. Meeting called to order at 7:00 p.m. by Vice-Chairman Leszega
2. Reading of the Sunshine Law & Notice of Public Meeting
3. FLAG SALUTE
4. ROLL CALL:

PRESENT: Vice-Chairman Greg Leszega, Barbara Sterner, Louis Mankowski Arlene Keenan, William Hollingsworth, Jr. & Steve Clanton

ABSENT: Chairman Eugene Sullivan & Suzanne Musto-Carrara

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 July 13, 2022 was made by Ms. Sterner, seconded by Mr. Mankowski. Roll Call:

Sterner – Yes	Mankowski – Yes	Keenan – Yes
Hollingsworth – Yes	Clanton – Yes	Leszega - Yes

6. RESOLUTIONS OF MEMORIALIZATION::

- A. Resolution #2022-13
Wayne P. D'Artagnan, Sr. / Application #2022-07
129 East Hudson Drive / Block 325.106, Lot 34

Ms. Rumpf read Resolution #2022-13 into the record. A motion to memorialize Resolution #2022-13 was made by Mr. Hollingsworth, seconded by Ms. Sterner.
Roll Call:

Sterner – Yes	Mankowski – Yes	Keenan – Yes
Hollingsworth – Yes	Clanton – Yes	Leszega - Yes

7. OLD BUSINESS:

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

Applicant, Richard Raushi, was sworn in. Mr. Raushi testified that he tried to come up with a solution to bring the tiki bar more into compliance, but aside from cutting three feet of the roof (eliminating the overhang), he was not successful. The Applicant provided two additional photographs, which were marked as Exhibit A1, showing the left and right view from his property, supporting his statement that he is not blocking anyone's view. The Applicant also went house to house asking his neighbors if they support his application, but the petition was not allowed to be offered as an exhibit. He also tried to obtain quotes from two local companies to move the structure, but both advised they could not do so until the winter. The Applicant reiterated that there was a structure there in the past. Mr. Oris asked if permits were applied for. Applicant applied for interior permits after Superstorm Sandy to rebuild. Ms. Sterner asked about the water hook-up at the outside kitchen. Mr. Hollingsworth asked if the house had a Certificate of Occupancy. The Applicant brought three neighbors with him to testify. Sworn in, Joe Chwastek of 15 West Boat Drive. Mr. Chwastek lives across the lagoon and has no problem with the Applicant's tiki bar and believes it makes the neighborhood look better. Sworn in, Michael Godfrey of 10 West Dory Drive. Mr. Godfrey has no problem with the tiki bar and stated that it does not impact his view and sees no reason to remove it. Sworn in, Mark Zrebec of 16 West Dory Drive. Mr. Zrebec feels the tiki bar is an improvement to the neighborhood and does not impact his view. Mr. Oris stated that the Applicant would also need a Variance for outside kitchen area as they are permanent and within the 15 foot setback. Ms. Sterner asked if the Applicant can be required to have the proper inspections completed.

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

Richard Kitrick – Mr. Kitrick stated that it was his opinion that the board could act on this application without feeling it would set a precedent. He also stated that the Applicant demonstrated that the tiki bar was not obstructing any views and was esthetically pleasing.

On a motion by Ms. Sterner, seconded by Ms. Keenan, the application was closed to the public. All aye.

On a motion by Ms. Sterner, seconded by Mr. Mankowski, application #2022-04 was approved with the agreed upon condition that the Applicant would update the survey reflecting no outside shower and accurate setbacks for the kitchen and structure. Roll Call:

Sterner – Yes
Hollingsworth – No

Mankowski – Yes
Clanton – Yes

Keenan – Yes
Leszega – No

8. NEW BUSINESS:

- A. Application #2022-09
Alexander & Ethel Massa
126 East Brig Drive / Block 321, Lot 23
Bulk Variances

Richard Kitrick, Esquire, for the Applicants. Applicants require Variances for minimum frontyard setback of 14.5 feet, where 20 feet is required, and maximum building coverage of 33.5%, where 30% is required. Alexander Massa was sworn in. Applicants have owned the property for 5 years and are proposing a new, raised single family dwelling. Applicant testified that the existing concrete driveway will be removed. Photographs taken by the Applicant were marked as Exhibits A1, A2 & A3. Mr. Oris reviewed the engineering letter dated July 7, 2022. Applicant is requesting the frontyard setback in order to honor the 15 foot setback to the bulkhead. Ms. Rumpf asked if the underneath part of the house will be enclosed, which it will be a garage.

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

Sworn in Kathy & Michael Castaldo of 121 East Brig Drive – Ms. Castaldo stated that she has concerns with stormwater run-off and that this house will be closer to the street than any other house on the street. She also believes the shortened frontyard will cause parking issues. Ms. Castaldo stated if the Applicants built a smaller home, they could be in compliance.

Marked as O-1 was a Google Earth photo that Ms. Castaldo stated shows that all the lots are the same size and the Applicants should comply with the township rules.

Mr. Kitrick responded that his clients will agree to a French-drain system and stated that the raised rear deck is covered, which increases the building coverage.

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

Mr. Oris stated that the setback for the frontyard is to the property line and there is a five foot right-of-way, so the house will appear to be almost 20 feet from the street. Ms. Oris stated that the building coverage calculations appear to be incorrect and that the Applicants will require a 37.6% maximum building coverage variance, but reiterated that the approximate 1,500 sq. ft. home has a covered porch which is included in the building coverage.

On a motion by Ms. Sterner, seconded by Mr. Mankowski, application #2022-09 was approved with the agreed upon condition that the Applicant would update the survey. Roll Call:

Sterner – Yes
Hollingsworth – Yes

Mankowski – Yes
Clanton – Yes

Keenan – Yes
Leszega – Yes

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

Applicant, Thomas Smith, appeared on his own behalf. Robert Reed (adjacent neighbor) was patched in via telephone. Mr. Smith provided testimony on his need for a Use Variance and provided a copy of a deed as part of his application setting forth the property was described as a residential lot. Mr. Smith testified that the lot does not meet the criteria for a Waterfront Development Zone, as it is classified by the township, and cannot be used as a restaurant, bar or marina (which are permitted uses in the WD zone). All the other residences on the street are in the same zone. Mr. Smith stated that the granting the Use Variance will not be detrimental to the township's plan and continued to state that the proposed residence will not be visible from the street due to the fact that the lot is wooded.

There is wetlands on the site. Applicant has not received a LOI letter, DEP could require buffers.

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

Denise Lykosh (84 Woodland Avenue, South Amboy) (sworn in) - Ms. Lykosh is the owner of the property that her parents originally bought as two lots. She believes that if the site is developed it would increase property values. She also stated that people use the lot as their own her personal

park. There was a bench placed on the property that she moves and then it gets moved back. Her for sale signs also gets taken down.

Cher Bryant (24 Surfside Drive) (sworn in) – Ms. Bryant believed the property was protected land. Ms. Rumpf asked her if the DEP allows the Applicant to build, if that would be okay with her and she agreed that it would.

Shane Woods (17 Surfside Drive) (sworn in) – Mr. Woods has concerns with trying to squeeze a house on a lot with protected lands.

Robert Reed (via telephone – sworn in) – Mr. Reed has owned 28 Surfside since 2006. Mr. Reed discussed what he believed to be the Variances required by the applicant and feels the property is not suited for residential use.

Mr. Smith placed on the record that Mr. Reed's driveway encroaches onto 32 Surfside Drive and that his property is also in the WD zone. He further stated that Mr. Reed's home is for sale and some of the pictures being used for the sale of his property are of 32 Surfside Drive.

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

Mr. Oris encouraged the Applicant to hire a planner to assist him in the application for a Use Variance as he feels that he has not satisfied the criteria needed. The Applicant wished to move forward on his own, stating that the Use is consistent with the other residential uses on the street.

On a motion to deny the application was made by Mr. Hollingsworth, seconded by Ms. Sterner. Roll Call:

Sterner – Yes	Mankowski – No	Keenan – Yes
Hollingsworth – Yes	Clanton – No	Leszega – Yes

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

The board secretary announced that the Applicant's attorney asked for the application to be carried until the September 14, 2022 in order to have a full board.

On a motion by Ms. Sterner, seconded by Mr. Clanton, application #2021-26 was carried until the September 14, 2022 meeting, with no additional notice required. Roll Call:

Sterner – Yes	Mankowski – Yes	Keenan – Yes
Hollingsworth – Yes	Clanton – Yes	Leszega – Yes

9. CORRESPONDENCE:

N/A

10. OPEN TO THE PUBLIC:

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

11. BOARD DISCUSSION / COMMENTS:

Mrs. Rumpf suggested that the board members review The Planner as it has some informative articles. The board secretary stated that the mandatory training classes for the fall are also listed in The Planner for those members who need the class.

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 \$936.30 to Rumpf Law, PC,
a payment of \$819.75 to Taylor Design Group, Inc. for services rendered; and
a payment of \$100.00 to Robin Schilling as the board's recording secretary.

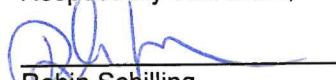
A motion to approve payment of vouchers was made by Ms. Sterner, seconded by Mr. Mankowski. Roll Call:

Sterner – Yes	Mankowski – Yes	Keenan – Yes
Hollingsworth – Yes	Clanton – Yes	Leszega – Yes

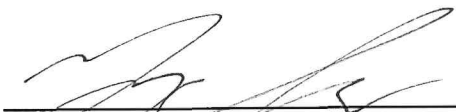
14. ADJOURNMENT:

A motion to adjourn is made at 9:24 p.m. All aye.

Respectfully submitted,



Robin Schilling,
Zoning Board Recording Secretary



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