

LITTLE EGG HARBOR TOWNSHIP ZONING BOARD

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

Minutes of Meeting Held On September 14, ,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, Suzanne Musto-Carrara, Louis Mankowski, Arlene Keenan, William Hollingsworth, Jr. & Steve Clanton*

ABSENT was Chairman Eugene Sullivan

**Mr. Clanton arrived at 7:09 p.m. after the initial roll call*

APPEARING FOR THE PROFESSIONALS:

Debra Rumpf, Esquire of Rumpf Law, Zoning Board Attorney
Pam Hilla, PE, CME, CFM of Remington & Vernick, Zoning Board Engineer
Steve Lennon of Taylor Design Group, Zoning Board Landscape Architect

5. APPROVAL OF MINUTES -

A motion to approve the minutes of the meeting of August 10, 2022 was made by Ms. Sterner, seconded by Mr. Mankowski. Roll Call:

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

6. Application #2022-08
Seaside Capital, LLC
1 West Board Drive / Block 315, Lot 1
Bulk Variances

Mrs. Rumpf announced that the applicant's attorney submitted a written request to carry the application to the board's October 12, 2022 meeting. All time constraints were waived, and no additional noticing will be required. Roll Call:

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

7. RESOLUTIONS OF MEMORIALIZATION:

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

After Ms. Rumpf summarized Resolution #2022-14, a motion was made by Ms. Sterner, seconded by Mr. Mankowski, to memorialize Resolution #2022-14. Roll Call:

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

- B. Resolution #2022-15
Massa / Application #2022-09
126 East Brig Drive / Block 321, Lot 23
Bulk Variances

After Ms. Rumpf summarized Resolution #2022-15, a motion was made by Ms. Sterner, seconded by Mr. Mankowski, to memorialize Resolution #2022-15. Roll Call:

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

C. On a motion by Ms. Sterner, seconded by Mr. Mankowski, the board agreed to delay voting on the Resolution of Denial for Thomas Smith, application #2022-06. Roll Call:

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

8. OLD BUSINESS:

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

Thomas Smith appeared on his own behalf. Mr. Smith stated that since the last meeting, he has obtained additional support documentation via OPRA evidencing that other homes on the street were granted Use Variances (See Exhibit A1). Mr. Smith further testified that the lot was the result of a residential sub-division from the 1970's and in 1982 WF Development Zone was created. In the current Master Plan, the WD Development Zone accommodates both commercial and residential uses. He stated that he did reach out in an attempt to obtain a professional, but stated that it does not appear in the prior applications a planner was used. Applicant stated that he meets all the requirements of the R50 zone, except lot depth. Applicant is only proposing to clear 15% of the site, where the other lots on the street were clear cut. He feels the hardship was created by the township when the site was re-zoned. The current owner (applicant is contract purchaser) has owned the property since 1959. The proposed single-story residence does not adversely affect the neighbors or community. Applicant has applied for a DEP permit. Ms. Hilla asked about the wetlands on the site. If a 50 ft. buffer is required by DEP, the proposed location of the house would have to be shifted. Ms. Hilla stated that the wetlands buffer should be added to the survey. Applicant is not proposing any accessory structures and is proposing a gravel driveway. Ms. Hilla added that the Township Ordinance requires a concrete driveway apron. The bulkhead requirement was also discussed, applicant is working with CAFRA with regard to same. Ms. Rumpf asked how many residences are on the street, which there are eight.

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

Joe Corbisiero (sworn in) – Mr. Corbisiero stated that he has no issue with the applicant's request and will be in the same situation with property he owns and wants to build on.

Denise Lykosh (sworn in)- Ms. Lykosh's parents are the owners of the property. Ms. Lykosh testified that she feels the neighbors are opposed because they use the vacant lot as a park. She stated that her "for sale" sign was taken down every time she put it up and continually removed a bench that was placed on the property.

Cher Bryant (sworn in)- Ms. Bryant still has concerns about the turtles, but stated that if applicant gets DEP approval, she is ok with it.

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

On a motion was made by Ms. Sterner to table the application until the applicant received outside approvals, but no member seconded the motion.

On a motion by Mr. Hollingsworth, seconded by Mr. Mankowski, the applicant was granted a Use Variance only. Roll Call:

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

8. NEW BUSINESS:

- A. Application #2022-02A
Atlantic City Electric
Amended Preliminary & Final Site Plan Approval
290 Great Bay Blvd. / Block 326.100, Lot 2

Nicholas Talvacchia, Esquire for the applicant. Mr. Talvacchia summarized the applicants prior site plan approval received on March 9, 2022 by this board. It has been determined, that the applicant needs to add permanent and temporary poles, so applicant is seeking a further expansion of a non-conforming use. Carolyn Feigh of ARH Associates provided information to the board regarding the location of the two proposed permanent poles and three temporary poles. The applicant received OC Planning Board approval. Applicant's planner, Stuart Wiser, was sworn in. Mr. Wiser provided additional testimony for the expansion of the non-conforming use and D2 Variance and testified that there would not be any major changes to the prior approval and that there is an inherently beneficial use for the upgraded system. The new equipment will be elevated out of the flood zone.

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

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

Mr. Talvacchia requested that the applicant be able to continue with construction and not wait for the Resolution or Resolution compliance to be complete.

On a motion by Mr. Hollingsworth, seconded by Mr. Mankowski, application #2022-02A was approved. Roll Call:

Sterner – No
Hollingsworth – Yes

Carrara – Yes
Clanton – Yes

Mankowski – Yes
Leszega – Yes

Keenan – Yes

Mr. Hollingsworth lives within 200 feet of the property and accordingly recused himself from the application.

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

John Giunico, Esquire for the applicant. Applicant is seeking a Use Variance for outside storage and the addition of a 1,900 sq. ft. pole barn to be used for storage and to continue the residential use already on the site. No chemicals will be stored on site. The applicant has gone before the NJ DOT and the DOT will only allow one ingress / egress to the site. Applicant's engineer, John Lord, was sworn in and provided his background. Mr. Lord summarized the site and what is being proposed. Aside from the pole barn, applicant will have outside storage of equipment and materials. Applicant is proposing a 6 ft. wood fence and stone parking area, including one ADA compliant parking space and stone equipment storage area. The site will be used by approximately 10 employees. No showroom or retail / customer access is being proposed. Employees will arrive at the site in the morning and load up all equipment and materials needed for the day. The only reoccurring employee activity will be to retrieve additional sand and stone if needed. Deliveries will come to the site in box trucks. Marked were Exhibits A-1 (revised site plan) & A-2 (original site plan) The Vice-Chairman asked about the height of the outside materials. Materials will be in 8 ft. high bins. Pool shells will only remain at the site temporarily and will be moved to customer's property. Equipment consists of F150, 250 & 350 pick-up trucks, 4 small box trucks, 6 trailers, 1 small excavator and small other small misc. items. Applicant is proposing a trash enclosure for two dumpsters, and stated that there will not be a lot of trash generated at the site, and no fabrication. Sworn in applicant, Joe Hutchison, owner of the company. Minimal truck maintenance will be done at the site. Applicant uses a private mechanic located in Jackson for repairs and maintenance. Ms. Keenan asked how many pool shells will be at the site at any given time. Applicant estimates 10 pool shells and spas. Employee hours will be 7:00 am to 5:30 pm. There will be a swing or slide gate separating the residential and commercial areas of the site. The residence is currently rented by one of Mr. Hutchison's employees. Ms. Hilla asked if there was adequate parking for all the employees and the equipment. Applicant is only proposing one light over the door of the pole barn, which will be on a motion sensor. Applicant is not opposed to providing the required shade trees. Mr. Wilder discussed the proposed stormwater basin. Marked as Exhibit A3 was a copy of the township's tax map showing the existing drainage easement on the site. Applicant did reach out to the neighboring business to see if they could somehow tie into the municipal pipe, but the pipe size was too small. Ms. Hilla asked about other easements in the area. The new drainage proposal is in compliance with the new infiltration restrictions. Applicant has not obtain their OC Soil permit, nor have any stability calculations been done yet.

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

Rose Molholand & Anthony Paci (sworn in) - They have existing drainage issues from Hands Garden Center and the applicant's site, and feel the proposed improvements will make the issue worse.

Russell Driscoll (sworn in) - Mr. Driscoll stated that he understands that the drainage issue is not the applicant's fault, but he feels it will make a bad situation, worse. Already has flooding issues in his basement.

John Edmunds (sworn in) - Dr. Edmunds stated that the area is a bowl and everything drains to the neighbors in the rear. Dr. Edmunds stated that the township is working on the problem on Spruce Street.

Amanda Mower (sworn in) - Ms. Mower stated that there are current issues in her yard and her neighbors yard. Ms. Mower feels if trees are removed, that the drainage issues will worsen.

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

Mr. Giunico stated that his client cannot solve the drainage issues, and their proposed drainage plan meets the requirements. Ms. Hilla stated that she feels soil borings and outflow locations should be looked into more. A bi-furcated application was briefly discussed.

On a motion by Ms. Carrara, seconded by Ms. Keenan, the application was carried to the November 9, 2022 meeting, with no additional notice required. Roll Call:

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

9. CORRESPONDENCE:

None

10. OPEN TO THE PUBLIC:

A motion to open to the public was made by Ms. Sterner, seconded by Mr. Mankowski. All aye. There being no public wishing to comment, on a motion by Ms. Sterner, seconded by Ms. Carrara, 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 \$2,205.50 to Remington, Vernick & Vena Engineers;
a payment of \$1,875.83 to Rumpf Law, PC;
a payment of \$768.50 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 Ms. Sterner, seconded by Mr. Mankowski. Roll Call:

Sterner – Yes
Keenan – Yes

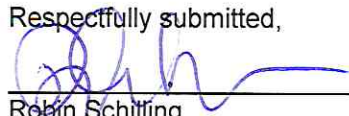
Carrara – Yes
Clanton – Yes

Mankowski – Yes
Leszega - Yes

14. ADJOURNMENT:

A motion to adjourn is made at 10:21 p.m.

Respectfully submitted,



Robin Schilling,
Zoning Board Recording Secretary



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

