

LITTLE EGG HARBOR TOWNSHIP ZONING BOARD

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

Minutes of Meeting Held On April 12, 2023

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, Barbara Sterner, Suzanne Musto-Carrara, Louis Mankowski, Arlene Keenan, William Hollingsworth, Jr., Steve Clanton & Kimberly Robinson. 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 March 8, 2023 was made by Mr. Hollingsworth, seconded by Ms. Sterner. Roll Call:

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

6. RESOLUTIONS OF MEMORIALIZATION:

None

7. OLD BUSINESS:

N/A

8. NEW BUSINESS:

- A. Application #2023-01
Joseph & Denise Trischittia
136 East Hudson Drive / Block 325.106, Lot 31
Appeal of Notice of Determination Letter

Applicant's attorney, Eric P. LeBoeuf, by way of letter to the board secretary on April 12, 2023 requested that this application be carried to the May 10, 2023 meeting. On a motion by Ms. Sterner, seconded by Mr. Mankowski, this application was carried to the May 10, 2023 without additional notice required. Roll Call:

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

B. Application #2023-03
James Brown
16 Chesapeake Court / Block 307, Lot 9
Bulk Variances for in-ground pool

Richard Kitrick, Esquire for the applicant. Applicant is seeking a rear-yard setback variance of 10 feet, where 15 feet is required, to allow for construction of a new in-ground pool. Sworn in applicant, James Brown. This is applicant's secondary residence. Applicant previously provided a letter from Gravatt Engineering that an in-ground pool will not adversely affect the bulkhead. Marked as Exhibit A-1 were a set of photographs of other pools in the neighboring area. Mr. Oris reviewed his letter dated March 28, 2023. Mr. Oris discussed the fencing and reminded the applicant that any fencing in the front-yard must be more than 50% open. The fence will be made to be compliant and no variance will be sought.

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

Ms. Carrara asked about the safety of the rear steps and deck. Mr. Oris provided additional information regarding the steps and the distance. The deck within one foot of the pool is ground level. Mr. Oris also stated that gates will be required and encouraged the applicant to speak to the construction code official regarding same.

On a motion by Ms. Sterner, seconded by Mr. Mankowski, application #2023-03 was moved for approval. Roll Call:

Sterner – Yes	arrara - Yes	Mankowski – Yes	Keenan- Yes
Hollingsworth – Yes	Clanton – Yes	Sullivan - Yes	

C. Application #2023-04
Miroslaw Bogdanowicz
37 Maryland Road / Block 218, Lot 31
Bulk Variances for new construction

Robert Shinn, Esquire appeared on behalf of applicant's attorney, Ricard Visotcky. Applicant requires a lot depth variance of 77 feet, where 87 feet is required for the construction of a single family home. The air conditioning unit will be in compliance. Marked as Exhibits A-1 and A-2 where photographs of the site. Applicant's engineer Drew Pavlick, of CME provided his background. Mr. Oris reviewed his letter dated March 27, 2023. There was discussion regarding the bulkhead and if it could be extended, as well as DEP's involvement with same. Mr. Oris addressed the location of the proposed steps and requested that the flood elevations be on the plans. He also discussed the township's ordinance regarding floodproofing for any part of the residence below the base flood elevation. If the house is raised above the base flood elevation, a height variance would be required. Sworn in Paul Hossu, applicant's contractor, who stated he understood the floodproofing requirements.

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

Ping Wang (35 Maryland Road) (sworn in) – Mr. Wang stated he was not opposed to the applicant's variance request, only requests that the air conditioning unit not be placed by his bedroom window and that the owner does not go to tall and block his views. He also provided some background he believed the reason for the oddly shaped bulkhead was due to the turtles.

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

On a motion by Ms. Sterner, seconded by Mr. Mankowski, application #2023-04 was moved for approval. Roll Call:

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

9. CORRESPONDENCE:

None

10. OPEN TO THE PUBLIC:

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

11. BOARD DISCUSSION / COMMENTS / ANNOUNCEMENT:

Mrs. Rumpf advised the board that the pre-trial memo response will be filed within the next two weeks for the Seaside Capital application.

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: (1) a payment of \$1,940.00 to Remington, Vernick & Vena Engineers, (2) a payment of \$1,038.83 to Rumpf Law, PC; and (3) 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. Mankowski, seconded by Ms. Sterner. Roll Call:

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

14. ADJOURNMENT:

A motion to adjourn is made at 7:49 p.m.

Respectfully submitted,



Robin Schilling,
Zoning Board Recording Secretary



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