

**LITTLE EGG HARBOR TOWNSHIP ZONING BOARD**

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

**Minutes of Meeting Held On May 10, 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, Vice-Chairman Greg Leszega, Barbara Sterner, Suzanne Musto-Carrara, Louis Mankowski, Arlene Keenan, William Hollingsworth, Jr,  
ABSENT were Steve Clanton & Kimberly Robinson

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 April 12, 2023 was made by Ms. Sterner, seconded by Mr. Hollingsworth. Roll Call:

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

6. RESOLUTIONS OF MEMORIALIZATION:

A. Resolution #2023-07  
James Brown – Application #2023-03  
16 Chesapeake Court / Block 307, Lot 9  
Bulk Variances for in-ground pool

After Ms. Rumpf read Resolution #2023-07 into the record, a motion was made by Mr. Hollingsworth, seconded by Ms. Sterner, to memorialize Resolution #2023-07. Roll Call:

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

B. Resolution #2023-08  
Miroslaw Bogdanowicz – Application #2023-04  
37 Maryland Road / Block 326.218, Lot 31  
Bulk Variances for new construction

After Ms. Rumpf read Resolution #2022-08 into the record, a motion was made by Mr. Mankowski, seconded by Ms. Sterner, to memorialize Resolution #2023-08. Roll Call:

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

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

Eric LeBoeuf, Esquire for the Applicant. Applicant, Joseph Trischittia, was sworn in. Mr. LeBoeuf explained that his clients were issued a Substantial Damage Letter ("SDL") by the Zoning Officer in 2013, but never requested same. Mr. LeBoeuf stated that the letter was requested by a contractor and based upon information from Nelke Constantine's Office, and his client was not aware of the request. Mr. LeBoeuf stated that his clients' residence was not substantially damaged and is asking the board to reverse the Zoning Officer's determination. Mr. Oris explained the process that the township undertook after Super Storm Sandy in 2012 regarding substantial damage determinations. Applicant wishes to have the value of his property, as set forth in the appraisal provided to the board, used as a value of their residence. It was explained by Mr. Oris that of the 900+ SDL issued by the Zoning Officer all used the assessed value, which was one of the accepted methods by FEMA. Mr. LeBoeuf argued that an appraised value is a preferred valuation by FEMA. There was a great deal of discussion regarding the value of the property both before and after Super Storm Sandy. Mr. LeBoeuf stated that the work set forth in Nelke Constantine's letter was not warranted and never done. The applicant did provide copies of permits for work done, which he stated was mostly outside improvements, new roof and minor electric done inside, and none of this was related to the storm. Ms. Rumpf asked if other homes on the street were damaged and raised and/or rebuilt, which there were. Ms. Keenan asked if the applicants requested to see the documents presented to the township in support of the SDL, but they had not. There was a flood elevation certificate done in 2017. Marked as Exhibit A-1 was a survey done by Nelke Constantine's office in 2016. Mr. Oris stated that the assessed value of the property was substantially reduced in 2013 and asked the applicant if he had not noticed the change in the value of the property. Mr. Oris provided the board with information on how FEMA and SDL worked. The applicant did not receive FEMA assistance, only money from their homeowners insurance. Ms. Rumpf asked if the applicants sought damages from the contractor or engineer, which they did not. The Chairman felt that the Zoning Officer followed the process and did what he was supposed to. Mr. LeBoeuf stated that the Zoning Officer did the right thing based on wrong information provided. *(Board Member Hollingsworth left the meeting briefly at 8:13 pm)*

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

Joseph Makin (sworn in) – Mr. Makin asked if the SDL is not reversed, where does this leave the applicant? Mr. Oris stated that the residence would have to be brought into compliance. The applicant stated he has not looked into the costs involved in raising the residence.

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

Mr. LeBoeuf asked for a side-bar conversation with the board attorney, and Mr. Oris joined in as well. Ms. Rumpf stated that Mr. LeBoeuf asked about the variance request and what his client's options were.

On a motion by Ms. Sterner, seconded by Mr. Mankowski, application #2023-01 was denied based and feels the Zoning Officer made the correct determination based on the information provided, and should rejected the applicant's request to use the appraised value.

Roll Call:

Sterner – Yes  
Keenan – Yes

Carrara – Yes  
Leszega – Yes

Mankowski – Yes  
Sullivan – Yes

- B. Application #2023-06  
David & Joanne Corvo  
116 Juniper Drive / Block 189.01, Lot 8.01  
Bulk Variances for a single family residence with septic & well

Richard Visotcky, Esquire for the applicants. Applicant's engineer, James Brzozowski, was sworn in. Mr. Brzozowski described the property and stated that the applicant is proposing the construction of a new single-family home with a well and septic system. The Applicant requires a Variances for lot depth of 93.5 feet, where 100 feet is required and allowing the septic system to be placed 60.4 feet from the lagoon, where 100 feet is required. Marked as Exhibit A-1 were photographs of the vacant site. There is no septic offered by the Little Egg Harbor MUA in the area. All setback requirements will be meet for the proposed residence. Applicants did receive Ocean County Health Department and Ocean County Soil approvals. Mr. Oris reviewed his letter dated April 24, 2023. Mr. Oris asked if the septic could be reconfigured could be made longer and narrower. Mr. Brzozowski stated if he did it would bring it within 25 feet of the house, which is not permitted. Applicant will need to obtain a CAFRA Permit and there was discussion as to whether or not the permit could be made a condition of approval. *(Mr. Hollingsowrth returned to the meeting at 8:46 pm.)* Mr. Leszega stated that he felt the board could continue to hear the application and make the CAFRA Permit a condition of approval and Ms. Carrara agreed. Sworn in, applicant, Joanne Corvo. Ms. Corvo stated that they purchased the property in 2019 and the prior owner did have a CAFRA approval, but it expired. Marked as Exhibit A-2 was the applicants' Ocean County Soil Erosion and Sediment Letter. Mr. Leszega asked why the township ordinance changed in 2019 with regard to the septic rules. Mr. Oris stated that there had been some water quality issues. Mr. Leszega if the septic could be moved even a little further from the lagoon and Mr. Brzozowski stated possibly 3-4 feet.

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

Mr. Visotcky requested the board vote of the application with the CAFRA Approval a condition.

On a motion by Mr. Leszega, seconded by Ms. Carrara, application #2023-06 was approved with the condition that applicants obtain a CAFRA Permit. Roll Call:

Sterner – Yes  
Hollingsworth – Yes

Carrara – Yes  
Leszega – Yes

Mankowski – Yes  
Sullivan – Yes

Keenan – Yes

*On a motion by Mr. Leszega, seconded by Ms. Keenan, the board took a brief recess.*

*On a motion by Ms. Carrara, seconded by Mr. Hollingsworth, the board reconvened.*

C. Application #2023-07  
Bill & Maureen Lynch  
138 East Sail Drive / Block 324, Lot 4  
Bulk Variances for a single family residence & rear deck

Applicant, Bill Lynch, was sworn in. Applicant's engineer, Andy Schaeffer, provided his background and was also sworn in. Applicant is proposing a new single-family raised dwelling with a rear deck. Mr. Schaeffer stated that the applicants require a rearyard setback Variance of 85.4 feet, where 87 feet is required and minimum lot area 4,270 SF, where 4,350 is required. The proposed residence is in character with the neighborhood and will be FEMA compliant. Applicant will obtain a CAFRA Permit by Rule and the residence will be serviced by public water and sewer. Mr. Oris reviewed his letter dated April 24, 2023. Mr. Oris asked if the proposed dwelling will comply with the height ordinance, which it will. Applicants agreed to make the roof run-off go toward the lagoon so it doesn't adversely affect the neighbors.

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

Barbara Crea (sworn in) (136 East Sail Drive) – Ms. Crea had concerns with the water run-off and her home staying dry as it currently is. Mr. Schaeffer stated that the house will be on pilings so there is no real change to the impervious coverage. Ms. Crea also asked if the bulkhead would be repaired, which applicant stated that it will be inspected and they will repair as needed.

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

Mr. Oris placed on the record that East Sail Drive does flood, so the applicants are aware of same.

On a motion by Mr. Hollingsworth, seconded by Mr. Mankowski, application #2023-07 was approved with the condition that the roof run-off be directed to the lagoon and compliance with the bulkhead ordinance. Roll Call:

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

D. Application #2023-08  
Henn & Nardi Custom Homes, LLC  
140 East Sail Drive / Block 324, Lot 3  
Bulk Variances for a single family residence & rear deck

Matthew Ceres, Esquire for the applicant. Bruce Jacobs, Applicant's engineer, sworn in. Mr. Jacobs described the property as being uniquely shaped as it is on a cul de sac. Applicant proposes to construct a new two-story, single-family residence with a rear deck. The proposed dwelling is in character with the neighborhood and grading will not adversely affect any neighbors. Mr. Oris reviewed his letter dated April 24, 2022. Applicant agreed to all items and HVAC will be placed on the left side of the residence. Applicant required Variances for Lot Area, Lot Depth to the Bulkhead and Maximum Building Coverage.

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. Hollingsworth, seconded by Mr. Mankowski, the application was closed to the public. All aye.

Mr. Oris placed on the record that East Sail Drive does flood, so the applicants are aware of same.

On a motion by Mr. Hollingsworth, seconded by Mr. Mankowski, application #2023-08 was approved with the conditions that the roof run-off be directed to the lagoon and compliance flood ordinance and the bulkhead will be replaced. Roll Call:

Sterner – Yes  
Hollingsworth – Yes

Carrara – Yes  
Leszega – Yes

Mankowski – Yes  
Sullivan – Yes

Keenan – Yes

9. CORRESPONDENCE:

None

10. OPEN TO THE PUBLIC:

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

11. BOARD DISCUSSION / COMMENTS / ANNOUNCEMENT:

N/A

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 \$1,082.50 to Remington, Vernick & Vena Engineers; (2) a payment of \$276.30 to Rumpf Law, PC; (3) a payment of \$110.25 to Taylor Design Group; and (4) 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. Carrara.  
Roll Call:

Sterner – Yes  
Hollingsworth – Yes

Carrara – Yes  
Leszega – Yes

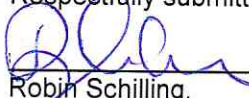
Mankowski – Yes  
Sullivan – Yes

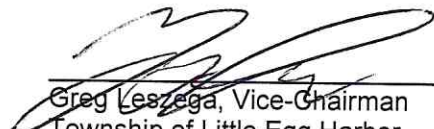
Keenan – Yes

**14. ADJOURNMENT:**

A motion to adjourn is made at 9:44 p.m. by Mr. Hollingsworth, with a second by Ms. Carrara. All  
aye.

Respectfully submitted,

  
\_\_\_\_\_  
Robin Schilling,  
Zoning Board Recording Secretary

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