

LITTLE EGG HARBOR TOWNSHIP ZONING BOARD

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

Minutes of Meeting Held On June 14, 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, Vice-Chairman Greg Leszega, Barbara Sterner, Arlene Keenan, William Hollingsworth, Jr., Steve Clanton & Kimberly Robinson

ABSENT were Eugene Sullivan, Suzanne Musto-Carrara & Louis Mankowski

APPEARING FOR THE PROFESSIONALS:

Debra Rumpf, Esquire of Rumpf Law, Zoning Board Attorney
Pam Hilla, PE, CME, CFM of Remington & Vernick, Zoning Board Engineer

5. APPROVAL OF MINUTES -

A motion to approve the minutes of the meeting of May 10, 2023 was made by Mr. Hollingsworth, seconded by Ms. Sterner. Roll Call:

Sterner – Yes	Keenan – Yes	Hollingsworth – Yes
Clanton – Yes	Robinson – Abstain	Leszega - Yes

6. RESOLUTIONS OF MEMORIALIZATION:

- A. Resolution #2023-09
Joseph & Denise Trischittia - Application #2023-01
136 East Hudson Drive / Block 325.106, Lot 31
Appeal of Notice of Determination Letter

After Ms. Rumpf read Resolution #2023-09 into the record, a motion was made by Mr. Hollingsworth, seconded by Ms. Sterner, to memorialize Resolution #2023-09. Roll Call:

Sterner – Yes	Keenan – Yes	Hollingsworth – Yes
Clanton – Yes	Robinson – Abstain	Leszega - Yes

- B. Resolution #2023-12
Henn & Nardi Custom Homes, LLC - Application #2023-08
140 East Sail Drive / Block 3245, Lot 3
Bulk Variances for a single family residence & rear deck

After Ms. Rumpf read Resolution #2023-12 into the record, a motion was made by Mr. Hollingsworth, seconded by Ms. Sterner, to memorialize Resolution #2023-12. Roll Call:

Sterner – Yes
Clanton – Yes

Keenan – Yes
Robinson – Abstain

Hollingswoth – Yes
Leszega - Yes

- C. Resolution #2023-10
David & Joanne Corvo , - Application #2023
116 Juniper Drive / Block 189.01, Lot 8.01
Bulk Variances for a single family residence with septic & well

After Ms. Rumpf read Resolution #2023-10 into the record, a motion was made by Ms. Sterner, seconded by Mr. Hollingswoth, to memorialize Resolution #2023-10. Roll Call:

Sterner – Yes
Clanton – Yes

Keenan – Yes
Robinson – Abstain

Hollingswoth – Yes
Leszega - Yes

- D. Resolution #2023-11
Bill & Maureen Lynch - Application #2023-07
138 East Sail Drive / Block 324, Lot 4
Bulk Variances for a single family residence & rear deck

After Ms. Rumpf read Resolution #2023-11 into the record, a motion was made by Ms. Sterner, seconded by Mr. Hollingswoth, to memorialize Resolution #2023-11. Roll Call:

Sterner – Yes
Clanton – Yes

Keenan – Yes
Robinson – Abstain

Hollingswoth – Yes
Leszega - Yes

7. OLD BUSINESS:

None

8. NEW BUSINESS:

- A. Application #2021-04A
For Blessing, LLC
26 West Brig Drive / Block 312, Lot 30

Richard Kitrick for the applicant. Applicant appeared before the board in December, 2021 and received approval under Resolution 2022-04, granting variances for minimum lot area of 3,982 sq. ft., minimum lot depth of 79.6 ft., combined side yard setback of 11 ft., and building coverage of 30.8% for a new two-story, single-family dwelling with parking underneath, a rear deck and steps and stone driveway. Due to some family medical issues and hardships, the applicant was not able to begin construction within the one year as set forth in the Resolution / Township Ordinance. Sworn in Raymond Vella. Applicant will comply with all previously agreed upon conditions, as well as the installation of French drains.

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

On a motion by Mr. Hollingswoth, seconded by Ms. Sterner, application #2021-04A was moved for approval. Roll Call:

Sterner – Yes
Clanton – Yes

Keenan – Yes
Robinson – Yes

Hollingswoth – Yes
Leszega - Yes

B. Application #2023-05
Logan & Victoria Esarey
347 Thomas Avenue / Block 69, Lot 7.01
Bulk Variances for a detached garage / carport

Sworn in applicant, Victoria Esarey and her son, Will Esarey. Applicant is seeking a variance to allow for the construction of a new detached garage / carport with solar panels for their personal use. The height of the garage roof with the solar panels would be 22'4", where 15 feet is allowed. The height and angle of the roof is needed for the solar panels. Ms. Hilla reviewed the engineering letter of April 4, 2023. Ms. Hilla noted that the adjacent neighbor also has a detached garage. Marked as Exhibit A was the previously submitted survey, Exhibit B where four photographs. Applicant has hired a landscape architect and is proposing buffering trees in the rear, as well as other native trees, plants and flowers. Marked as Exhibit C was the previously submitted site plan. Mr. Esarey showed the approximate location of the where the trees and other plantings would be placed. They would like to keep taller trees away from the solar panels. Applicant is not proposing to enclose the garage at this time, but hopes to in the future. The garage will be used for personal storage of vehicles, no commercial activity or habitable space. Applicant will have electric run to the garage and water for a slop sink and hose. Ms. Keenan asked if the solar array would be facing the street, which it will. Vice-Chairman Leszega asked for some additional information on the proposed buffering.

A motion to open the application to the public was made by Mr. Hollingsworth, seconded by Ms. Sterner. All aye.

Joe Suarez (sworn in) - Mr. Suarez lives behind the applicant and is fine with the proposed garage and buffering.

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

On a motion by Mr. Hollingsworth, seconded by Ms. Sterner, application #2023-05 was approved with the conditions agreed upon. Roll Call:

Sterner – Yes
Clanton – Yes

Keenan – Yes
Robinson – Yes

Hollingswoth – Yes
Leszega - Yes

9. CORRESPONDENCE:

None

10. OPEN TO THE PUBLIC:

A motion to open to the public was made by Mr. Hollingsworth, seconded by Ms. Sterner. All aye.

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

11. BOARD DISCUSSION / COMMENTS / ANNOUNCEMENT:

The board secretary announced that board members, Arlene Keenan, Steve Clanton and Kimberly Robinson successfully completed their NJPO Mandatory Training 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:

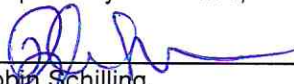
A payment of \$2,390.00 to Remington, Vernick & Vena Engineers,
a payment of \$4,595.73 to Rumpf Law, PC,
a payment of \$100.00 to Robin Schilling as the board's recording secretary.

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

14. ADJOURNMENT:

The meeting was adjourned at 8:09 p.m.

Respectfully submitted,



Robin Schilling,
Zoning Board Recording Secretary



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