

LITTLE EGG HARBOR TOWNSHIP ZONING BOARD

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

Minutes of Meeting Held On July 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, Vice-Chairman Greg Leszega, Barbara Sterner, Suzanne Musto-Carrara, Arlene Keenan, William Hollingsworth, Jr. & Louis Mankowski

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 June 14, 2023 was made by Mr. Hollingsworth, seconded by Mr. Leszega. Roll Call:

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

6. RESOLUTIONS OF MEMORIALIZATION:

- A. Resolution #2023-13
For Blessing, LLC - Application #2021-24A
26 West Brig Drive
Block 312, Lot 30

After Ms. Rumpf read Resolution #2023-13 into the record, a motion was made by Mr. Leszega, seconded by Ms. Sterner, to memorialize Resolution #2023-13. Roll Call:

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

- B. Resolution #2023-14
Logan & Victoria Esarey - Application #2023-05
347 Thomas Avenue
Block 69, Lot 7.01

After Ms. Rumpf read Resolution #2023-14 into the record, a motion was made by Mr. Leszega, seconded by Ms. Sterner, to memorialize Resolution #2023-14. Roll Call:

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

7. OLD BUSINESS:

N/A

8. NEW BUSINESS:

- A. Application #2023-09
Emily Caponigro & Christopher Weber
1046 Radio Road
Block 325.12, Lot 8
Bulk Variances

Richard Kitrick, Esquire for the applicant, Christopher Weber. Mr. Kitrick explained that applicant hired a contractor to build a pool enclosure and contractor advised that no permit from the township was necessary. The enclosure is 11.7 feet from the bulkhead, where 15 feet is required. The pool pump is also within the sideyard setback and a variance is needed for same. Sworn in applicant, Christopher Weber, who owns the property with is mother. His parents use the residence as their primary home, and his family uses it as a secondary home. The house was purchased in 2002 and the pool was already installed. Mr. Weber stated that the pool was unusable due to the greenheads and he noticed some other houses in the township had screen enclosures. Marked as Exhibit A-1 was a photograph of the pool taken by the applicant. Mr. Kitrick stated that if the bulkhead was at the property line, a variance would not be needed. Mr. Weber stated that the enclosure was constructed in 2018 or 2019 and he has been back and forth with the Zoning Officer for approximately four months before he was told he needed a Variance. Mr. Oris reviewed his letter dated June 5, 2023. Mr. Oris commented on the two variances needed and asked if the applicant had an additional photographs of the site as his office requested. Applicant will attempt to obtain a copy of the pool permit for the residence to determine if the pool pump and filter was part of this approval. The screen structure is 10 feet in height and adjacent to the house, which is raised 10 feet. Mr. Kitrick argued that his client's hardship is due to the fact that the bulkhead is not at the property line. Mr. Oris asked if there are any plans to add sun shades, plastic or anything else to the structure, which here is not. Mr. Leszega asked instead of moving the pool pump / filter into compliance, would the applicate consider buffering or shielding, which he would agree to. Due to the many concerns the board had with the location of the structure, Mr. Kitrick stated that he would like to carry the meeting in order to provide the requested photographs.

On a motion by Mr. Leszega, seconded by Ms. Sterner, application #2023-09 was carried to the September 13, 2023 meeting with no additional notice required. Mr. Kitrick also waived any time constraints the board has to render a decision. Roll Call:

Sterner – Yes	Carrara – Yes	Mankowski – Yes	Keenan – Yes
Hollingsworth – Yes	Leszega – Yes	Sullivan – 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.

Jack Edmunds – Dr. Edmunds asked for clarification on the location of the bulkhead from the application heard by the board.

A motion to close the meeting was made by Mr. Mankowski, seconded by Mr. Leszega. All aye.

11. BOARD DISCUSSION / COMMENTS / ANNOUNCEMENT:

N/A

12. 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 \$1,435.00 to Remington, Vernick & Vena Engineers,
a payment of \$1,200.25 to Rumpf Law, PC,
a payment of \$1,548.00 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. Carrara, seconded by Ms. Sterner.
Roll Call:

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

13. EXECUTIVE SESSION:

A motion was made to go into Executive Session by Ms. Carrara, seconded by Mr. Hollingsworth.
All aye.

A motion was made to return to public session by Mr. Mankowski, seconded by Mr. Leszega. All aye. No formal action was taken.

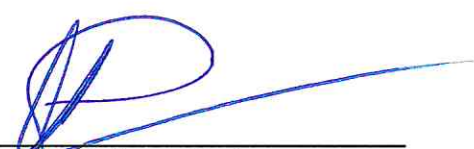
14. ADJOURNMENT:

A motion to adjourn was made Mr. Hollingsworth, seconded by Ms. Carrara. All aye.

Respectfully submitted,



Robin Schilling,
Zoning Board Recording Secretary



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