

LITTLE EGG HARBOR TOWNSHIP ZONING BOARD

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

Minutes of Meeting Held On August 9, 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, Louis Mankowski, Arlene Keenan, Steve Clanton & Kimberly Robinson

ABSENT were Vice-Chairman Greg Leszega, Suzanne Musto-Carrara & William Hollingsworth, Jr.

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
Scott Taylor, of Taylor Design Group, Planning Board Landscape Architect

5. APPROVAL OF MINUTES -

A motion to approve the minutes of the meeting of July12, 2023 was made by Mr. Mankowski, seconded by Ms. Sterner. Roll Call:

Sterner – Yes	Mankowski – Yes	Keenan – Yes
Clanton- Yes	Robinson – Yes	Sullivan - Yes

6. RESOLUTIONS OF MEMORIALIZATION:

None

7. OLD BUSINESS:

N/A

8. NEW BUSINESS:

- A. Application #2023-10
Daniel Pomponio
165 Stage Road / Block 278, Lot 8.03
Bulk Variances

Applicant, Daniel Pomponio, appeared on his own behalf. Applicant is proposing a 6,000 sq. ft. pole barn for storage and personal use on the rear of his property. Applicant will remove all other sheds from the property. Mr. Oris reviewed his letter dated 7-13-2023 setting forth the applicant needs two variances, one for the height and one for the overall size. Ms. Sterner expressed her concern with the height of the structure. Applicant agreed to reduce the height of the structure

from 24 ft. to 20 ft. in height. The chairman stated that the excessive size of the proposed pole barn is concerning and out of character, and begs for a commercial use either now or in the future. Ms. Keenan asked if the pole barn would have electric, which it will, but no water or heat. Ms. Robinson also expressed her concern with the excessive size of the structure and does not believe there are any other residential pole barns in the area this large. Applicant testified that the pole barn will have three 10 foot garage doors and will be used for storage of personal vehicles, electric truck charging, personal tractor and tractor attachments, pool equipment, work shop and tool storage, and anything else in the yard.

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

Daniel Delbuono (sworn in) – Mr. Delbuono lives at 8 Patricia Lane, and has no problem with the pole barn and thinks it will look better than all of multiple sheds applicant currently has.

Michael Smith (sworn in) – Mr. Smith lives at 12 Patricia Lane and stated that it would be better to have one larger building, then all the sheds applicant currently has.

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

Mr. Oris asked how many commercial vehicles he owns for his construction business, which is one truck and one trailer. Mr. Taylor suggested medium shades of muted colors and earth tones may help the structure blend in better and to paint the overhead doors in similar colors. Ms. Keenan asked if you would be able to see the pole barn from Stage Road and applicant responded you would probably see half of it.

After some discussion, the applicant asked for the application to be carried to the September 13, 2023 meeting and waived any time constraints the board may have. On a motion by Mr. Mankowski, seconded by Ms. Sterner, application #2023-10 was carried to the September 13, 2023 with no additional notice required. Roll Call:

Sterner – Yes
Clanton- Yes

Mankowski – Yes
Robinson – Yes

Keenan – Yes
Sullivan - Yes

B. Application #2021-23
Storage Masters, LLC
130 Mathistown Road / Block 285, Lots 13.05 & 13.06
Amended Preliminary & Final Major Site Plan Approval and
Use Variance

Jeremy Price, Esquire for the applicant. Mr. Price provided a summary of the site and prior approvals. Applicant is before the board for a Use Variance to allow for U-Haul Truck rentals on the site and the consolidation of existing lots 13.05 & 13.06, into lot 13.08, which was provided by the tax assessor. Applicant's engineer, Robert Woodcock, was sworn in. Mr. Woodcock also provided some history of the site, and indicated that the prior approval is approximately 99% complete. The car wash building will remain and all equipment removed and used for storage of maintenance equipment at the site for use by the owner. Ms. Keenan asked if the previous plan had the U-Haul rentals in the rear of the property, which it did. The current proposal has U-Haul parking closer to Mathistown Road and has spaces for 13 rentals. Mr. Oris asked for clarification on the access points to the site. Mr. Woodcock indicated there are two points of ingress and two points of egress. The current plan also has four customer parking spots at the U-Haul area and seven employee / customer parking spots for the storage facility. Mr. Oris suggested removal of

one of the exits. Applicant is also proposing removal of the two existing signs and erecting one new sign. A Variance is needed for the new sign. Mr. Taylor suggested a 10 foot monument sign, which applicant agreed to. The Chairman also asked for an updated fire department review because of the changes made on site. Ms. Sterner asked for clarification of the hours, which will be 8am – 6 pm, with keypad access until 10 pm. Mr. Oris stated that the retention basin is already eroding and same needs to be addressed. Mr. Oris also stated that all prior conditions of approval must remain in effect and the site is in need of landscaping. Mr. Taylor suggested a 6 foot solid, tan fence along three sides of the property to help with buffering of the residential areas, with 4 foot fencing in the front. Mr. Taylor reviewed his report dated 8-4-2023 and reiterated that there will be no outside storage, aside from the U-Hauls. There was additional discussion regarding the ingress and egress of the site and Mr. Woodcock will review the suggestions with the county road department. Mr. Oris asked for clarification if someone rented a truck, could their vehicle be left on sight, which would be allowed in one of the four proposed parking spots. Mr. Taylor discussed the need for additional street trees.

The board took a brief recess from 8:37pm until 8:50 pm.

Sworn in, Dan DiNiglio, Field Manager for U-Haul. Mr. DiNiglio provided his work background with U-Haul. Mr. DiNiglio will visit the site every other month. Ms. Keenan asked if U-Haul requires a minimum number of trucks at the site, which they do not. Mr. DiNiglio explained that if the site is at their maximum allowed for rentals, the customer will have to go to another drop-off site. Mr. Mankowski asked how many trailers will be on site, which two is being proposed. Mr. Oris stated that the board would need a written operations letter for the exact number and size of the trucks and trailers to be held on site. The Chairman believes that the proposed slotted area for the rentals is overcrowded and not customer friendly for parking. Sworn in applicant's planner, John Taikina, who provided his background. Mr. Taikina discussed the proposed uses at the site and the applicant's variances needed and believe the site has ample, flexible parking. He stated that the site will be substantially improved once it's complete and will have no negative impact on the community.

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.

After some discussion, the applicant asked for the application to be carried to the September 13, 2023 meeting and waived any time constraints the board may have. On a motion by Mr. Mankowski, seconded by Ms. Sterner, application #2021-23 was carried to the September 13, 2023 with no additional notice required. Roll Call:

Sterner – Yes	Mankowski – Yes	Keenan – Yes
Clanton- Yes	Robinson – Yes	Sullivan - 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 present, on a motion by Ms. Sterner, seconded by Mr. Mankowski, the meeting was closed to the public. All aye.

11. BOARD DISCUSSION / COMMENTS / ANNOUNCEMENT:

The board secretary announced that if anyone wanted to attend the League of Municipalities in November to let her know by the end of the week.

Ms. Rumpf advised that she has a Case Management Conference on August 14, 2023 for the Seaside Capital application that was denied.

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 \$3,142.50 to Remington, Vernick & Vena Engineers,
a payment of \$311.85 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 Mr. Mankowski. Roll Call:

Sterner – Yes
Clanton- Yes

Mankowski – Yes
Robinson – Yes

Keenan – Yes
Sullivan - Yes


14. ADJOURNMENT:

A motion to adjourn is made at 10:07 p.m. by Ms. Sterner, seconded by Mr. Mankowski. All aye.

Respectfully submitted,



Robin Schilling,
Zoning Board Recording Secretary



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