

**LITTLE EGG HARBOR TOWNSHIP ZONING BOARD**  
**665 Radio Road**  
**Little Egg Harbor, NJ 08087**

**Minutes of Meeting Held On September 13, 2023**

1. Meeting called to order at 7:00 p.m. 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, William Hollingsworth, Jr. \*

ABSENT were Suzanne Musto-Carrara, Steve Clanton & Kimberly Robinson

\*Vice-Chairman Greg Leszega arrived after the initial roll call

APPEARING FOR THE PROFESSIONALS:

Debra Rumpf of Rumpf Law, Zoning Board Attorney  
Pam Hilla of Remington & Vernick, Zoning Board Engineer

5. APPROVAL OF MINUTES -

A motion to approve the minutes of the meeting of August 9, 2023 was made by Mr. Mankowski, seconded by Ms. Sterner. Roll Call:

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

6. RESOLUTIONS OF MEMORIALIZATION:

None

7. OLD BUSINESS:

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

Richard Kitrick for the applicant. Mr. Kitrick submitted a revised survey dated 09/13/2023 as Exhibit A-1 and a packet of 29 photographs as Exhibit A-2. Sworn in applicant, Christopher Weber. Mr. Kitrick reiterated that the screen enclosure was built in 2018 and he was told by the contractor that he did not need permits, since it was not a permanent structure.

*Mr. Leszega arrived at the meeting.*

Mr. Kitrick stated that the applicant is seeking variances for a rearyard setback and sideyard setback. Mr. Kitrick reviewed the 29 photographs submitted under Exhibit A-2. The applicant stated that they screen structure could not be moved and did look into a vertical ladder, which would also not work. Sworn in Michael Fasy, applicant's planner and surveyor, who provided his background. Mr. Fasy described the site and stated he does not feel that allowing the screen enclosures negatively impacts the neighborhood and has no substantial detriment to the zone plan. He also stated that most residents who live on the water have some type of screen enclosure on their property due to the bug issue. Ms. Keenan asked for clarification if the structure was permanent or not. Mr. Leszega asked how the sideyard setback for the pool pump was been addressed. The Chairman stated he still had concerns with regard to the rearyard setback, which Mr. Kitrick responded to. Ms. Hilla discussed the engineer's letter, confirming the variances needed. Applicant confirmed that the pool and pump was installed in 1990-2000 and no changes have been made. Mr. Mankowski stated that the applicant previously stated he would add slats to the existing chain-link fence to shield the pool pump. Ms. Keenan asked how high the screen structure is, which it is 10 feet high and is affixed to the existing raised deck of the house.

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. Leszega, seconded by Ms. Sterner, the meeting was closed to the public. All aye.

Mr. Hollingsworth asked if the existing vinyl fencing was the applicant's or neighbors and suggested privacy fencing. Applicant stated it is the neighbors. Applicant agreed that a condition of approval would be that any replacement screening would be identical to the existing screen, no plastic or glass.

On a motion by Mr. Leszega, seconded by Ms. Sterner, application #2023-09 was approved. Roll Call:

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

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

Applicant was requested that application #2023-10 be carried to the October 11, 2023 meeting. On a motion by Hollingsworth, seconded by Ms. Sterner, application #2023-10 was carried to the October meeting, with no additional notice required. Roll Call:

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

C. 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

Applicant was requested that application #2021-23 be carried to the October 11, 2023 meeting. On a motion by Hollingsworth, seconded by Mr. Mankowski, application #2021-23 was carried to the October meeting, with no additional notice required. Roll Call:

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

8. NEW BUSINESS:

- A. Application #2023-11  
AVB Real Estate, LLC  
1310 North Green Street / Block 78, Lot 3  
Use Variance

Applicant was requested that application #2023-11 be carried. On a motion by Hollingsworth, seconded by Mr. Mankowski, application #2023-11 was carried to the November 8, 2023 meeting, notice is required. Roll Call:

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

11. BOARD DISCUSSION / COMMENTS / ANNOUNCEMENT:

Mr. Leszega commented on the good job the board did with the application heard.

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 \$2,332.50 to Remington, Vernick & Vena Engineers,  
a payment of \$693.00 to Rumpf Law, PC,  
a payment of \$85.50 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 Mr. Leszega, seconded by Mr. Mankowski. Roll Call:

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

13. CLOSED SESSION:

A motion to go into Executive Session to discuss a matter of litigation was made by Mr. Hollingsworth, seconded by Mr. Leszega. All aye.

On a motion by Mr. Mankowski, seconded by Mr. Leszega, the board returned from Executive Session. All aye.

14. ADJOURNMENT:

A motion to adjourn is made by Mr. Leszega, seconded by Mr. Mankowski. All aye.

Respectfully submitted,

  
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Robin Schilling,  
Zoning Board Recording Secretary

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