

LITTLE EGG HARBOR TOWNSHIP ZONING BOARD

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

Minutes of Meeting Held On October 11, 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, Louis Mankowski, Arlene Keenan, William Hollingsworth, Jr., Steve Clanton & Kimberly Robinson

ABSENT was Suzanne Musto-Carrara

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 September 13, 2023 was made by Ms. Sterner, seconded by Mr. Mankowski. Roll Call:

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

6. RESOLUTIONS OF MEMORIALIZATION:

- A. Resolution #2023-15
Emily Caponigro & Christopher Weber
Application #2023-09
1046 Radio Road
Block 325.12, Lot 8 / Bulk Variances

After Ms. Rumpf read Resolution #2023-15 into the record, a motion was made by Ms. Sterner, seconded by Mr. Mankowski, to memorialize Resolution #2023-15. Roll Call:

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

7. OLD BUSINESS:

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

Sworn in applicant, Daniel Pomponio. Ms. Rumpf reviewed the prior testimony. The Chairman stated that the applicant's proposal is larger than anything the board as ever approved for a residential setting. Mr. Oris stated that nothing new was submitted engineering wise, and had no additional comments. Applicant stated if he reduced the size of the pole barn, he would not be able to fit in everything that he wanted. The applicant reviewed the previously submitted sketch of the proposed inside storage. The applicant further stated that he feels one larger pole barn would be better than multiple smaller pole barns or sheds, which he could do instead. Applicant offered to do a deed restriction of no commercial use and use muted earth tones to help make the structure appear smaller. Ms. Keenan asked if there would be heat, which there will not. Ms. Rumpf confirmed applicant's prior testimony of electric but no water would be ran to the structure. The Vice-chairman asked if the applicant thought of turning the pole barn sideways which might be better for drainage and esthetics. Mr. Oris asked the applicant if he would agree to 4-6 recharge pits or some type of similar drainage system, which he agreed to.

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

A motion to approve application #2023-10 was made by Mr. Mankowski, seconded by Mr. Clanton. Roll Call:

Sterner – No
Clanton – Yes

Mankowski – Yes
Robinson – No

Keenan – Yes
Sullivan - No

Dave Johnson asked if the board attorney if he could speak on behalf of this application. Ms. Rumpf stated that public comment was over, however if the board wished to hear Mr. Johnson, they could re-open. On a motion by Mr. Leszega, seconded by Ms. Sterner, the application was re-opened. All aye.

Dave Johnson – Mr. Johnson spoke in favor of Mr. Pomponio's application and feels the board is missing the point of the applicant's variance request.

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

- 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. Applicant's engineer, Robert Woodcock was sworn in. Mr. Woodcock summarized the changes made to the plan and stated the fire department asked that the driveway directly in front of the existing car wash area remain for additional emergency access.

The new proposal reduced the U-Haul parking area to 8 parking spaces and 2 spots for pull behind trailers. The sign has also been reduced and will comply.

Mr. Oris and Mr. Taylor discussed the changes and both stated that applicant has agreed to the majority of their respective requests. Mr. Taylor asked if the applicant is in agreement to removal of the middle asphalt driveway and Mr. Price stated that his client does not want to remove it.

Mr. Price asked for a brief recess to call his client, who is out of the country.

On a motion by Ms. Sterner, seconded by Mr. Mankowski, the board agreed to table this application for a recess. All aye.

8. NEW BUSINESS:

- A. Application #2023-14
Michael & Kimberly Vanacore
19 West Raritan Drive / Block 325.100, Lot 11
Bulk Variance

Richard Kitrick for the applicants. Applicant's contractor, Adam Szyfman from A & W Shore Properties. The applicant's residence was constructed at a height of 38.5 feet from the slab or 40.7 feet from the curb line, where 40 feet is allowed. The contractor stated that the field copy of the plans were used when building, so the height was measured from the slab. The error was not noticed until the as built survey was submitted to the township. Mr. Kitrick reviewed the photographs submitted with the application and testified that the excess height would not be noticeable by the human eye and it is not have a negative impact to the community. The driveway will remain stone. Mr. Oris reviewed his letter dated August 16, 2023.

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

A motion to approve application #2023-14 was made by Mr. Hollingsworth, seconded by Mr. Clanton. Roll Call:

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

- B. Application #2023-15
Patricia O'Hara
1009 Radio Road / Block 321, Lot 13
Interpretation

Richard Kitrick for the applicant. Applicant is requesting an interpretation by the board to determine if a Use Variance is needed to have the existing doctor's office revert back to a residential use. Sworn in was applicant's realtor, Al Romeo. Mr. Romeo stated that the applicant will make changes to the existing driveway / parking area by adding landscaping and sod over a portion of the asphalt so that it will be a two car driveway. Any changes by the applicant to the residence will be under the requirement to raise if more than 50% substantially damage. If a new owner makes additional renovations, this percentage is cumulative and if the changes go over the 50%, they would have to bring the residence into compliance and raise the structure. Mr. Kitrick stated that it would benefit the neighborhood to have the property revert back to a residential use.

There was discussion regarding removal of the asphalt so that any grass or landscaping would be able to survive. Applicant agreed to removal of all asphalt, except where the driveway will remain. The medical use at the site will be abandoned.

On a motion by Mr. Leszega, seconded by Mr. Mankowski, 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.

A motion to approve application #2023-15 was made by Mr. Leszega, seconded by Ms. Sterner.
Roll Call:

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

On a motion by Mr. Leszega, seconded by Ms. Sterner, the board continued with application #2021-23 for Storage Masters, LLC

Mr. Price stated that his client will comply with the request that the request to remove the middle asphalt driveway. The proposed fencing will run up to the existing, established cedar trees, so that these trees will remain. Ms. Sterner asked for clarification on the number of U-Hauls allowed and how the drop-off of rentals works, which Mr. Woodcock provided. Applicant is seeking a Use Variance from this board to allow for U-Haul rentals. Any existing landscaping issues from the prior site plan approval will be handled by the township engineer. That part of the project is not complete and there will be a bond requirement for the landscaping.

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 application was closed to the public. All aye.

A motion to deny application #2021-23 was made by Ms. Sterner. There was no second.

A motion to approve application #2021-23 was made by Mr. Clanton, seconded by Ms. Robinson
Roll Call:

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

11. BOARD DISCUSSION / COMMENTS / ANNOUNCEMENT:

The Vice-Chairman suggested communication with the governing body regarding restrictions of the number of accessory structures.

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 \$3,482.50 to Remington, Vernick & Vena Engineers,
a payment of \$899.26 to Rumpf Law, PC,
a payment of \$1,690.50 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 Ms. Sterner.
Roll Call:

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

14. ADJOURNMENT:

The meeting was adjourned at 8:50 p.m.

Respectfully submitted,



Robin Schilling,
Zoning Board Recording Secretary



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