

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

Minutes of Meeting Held On December 13, 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, Suzanne Musto-Carrara, Arlene Keenan, Steve Clanton & Kimberly Robinson

ABSENT were Barbara Sterner, Louis Mankowski & William Hollingsworth, Jr.,

Ms. Keenan arrived at 7:11, after the initial roll call.

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 November 8, 2023 was made by Mr. Leszega, seconded by Ms. Carrara. Roll Call:

Carrara – Yes	Robinson – Yes	
Clanton – Yes	Leszega – Yes	Sullivan - Yes

6. RESOLUTIONS OF MEMORIALIZATION:

- A. Resolution #2023-20
Nicholas Franks - Application #2023-16
9 Bridge Road / Block 258, Lot 16
Bulk Variance

After Ms. Rumpf read Resolution #2023-20 into the record, a motion was made by Mr. Leszega, seconded by Ms. Carrara, to memorialize Resolution #2023-20. Roll Call:

Carrara – Abstain	Robinson – Yes	
Clanton – Abstain	Leszega – Yes	Sullivan - Yes

- B. Resolution #2023-21
AVB Real Estate, LLC - Application #2023-11
1310 North Green Street / Block 78, Lot 3
Use Variance & Preliminary & Final Site Plan Approval

After Ms. Rumpf read Resolution #2023-21 into the record, a motion was made by Mr. Leszega, seconded by Ms. Robinson, to memorialize Resolution #2023-21. Roll Call:

Carrara – Abstain	Robinson – Yes	Keenan - Yes
Clanton – Abstain	Leszega – Yes	Sullivan - Yes

- C. Resolution of Denial #2023- 22
Seaside Capital, LLC - Application #2022-08
1 West Boat Drive / Block 315, Lot 1
Bulk Variances

After Ms. Rumpf read Resolution #2023-22 into the record, a motion was made by Mr. Leszega, seconded by Mr. Clanton, to memorialize Resolution #2023-22. Roll Call:

Carrara – Abstain Robinson – Yes Keenan - Yes
Clanton – Abstain Leszega – Yes Sullivan - Yes

7. OLD BUSINESS:

None

8. NEW BUSINESS:

- A. Application #2023-13
Caprio – 45 South Ensign Drive
Block 326.31, Lot 25
Bulk Variances

Sworn in applicants, Donna & Nick Caprio. Applicants require five (5) Variances for an existing spiral staircase, bump out (enclosed stairs) and AC unit. Applicants explained the reason the bump out was added is due to a neighbor trespassing issue and their own safety with regard to same. The Chairman asked what size the original footprint of the residence was before Sandy. The existing bungalow is still on the site (under the raised dwelling). The engineer estimated the original building coverage would have been approximately 27%. The applicant agreed to remove the existing shed. The concrete driveway has been cut down and brought into compliance. The board requested the applicant have an updated survey done, showing how the property currently exists. Marked as Exhibit A-1 where seven photographs taken by the applicant, showing other spiral staircases in the area. Marked as Exhibit A-2 where 16 photographs taken by the applicant. Mr. Oris reviewed his letter dated September 20, 2023. Mr. Oris asked the applicants if the bump out / stair enclosure could be relocated. The applicant's stated that this enclosure does not create a negative impact and is not out of character in the neighborhood. Mr. Oris asked the applicants if they have a Certificate of Occupancy, which they do not. The applicants require two Variances for the small deck and spiral staircase, which applicant did not apply for any permits for. The location of these steps was discussed, because if they were moved to the other side of the house, they would not need any Variances. Applicants do not want to move the stairs to the other side of the dwelling, since they would be closer to the neighbor they are having issues with. The location of the AC unit was discussed and the possibility of moving the unit in toward the house. The Vice-Chairman asked if the stairs that are now covered contributes to the excess building coverage, which it does. There is room for a vehicle to park in front of the enclosed stairs. Ms. Robinson suggested the spiral steps be moved under the deck. Ms. Keenan stated that there is no access past the deck and spiral stairs. Applicant agreed to move the spiral staircase. The Chairman stated that he believes the bump out is closer to the street than any other house on the street.

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

Brian Mancino (sworn in) – Mr. Mancino stated that his wife is the neighbor that the applicants are referring to as having safety concerns with. His wife has mental health issues, but has been doing much better recently and to his knowledge has had no contact with the neighbor in a while. Mr. Mancino stated that the neighbor raised his house prior to when he moved there in 2018. The applicants built their new home over the bungalow. He also stated that their concrete driveway encroached onto his property by 18 inches, not 9 inches as they stated, and has been removed. He also stated that the camper sticks out in the street.

Fred Sulish (sworn in) – Mr. Sulish stated the applicants do reside in the camper and residence when they come down. He also stated that the camper sticks out into the roadway by 3 feet. He stated that he

believes some of the applicants violations have been going on for 8-10 years and has issues with the debris that is on the site.

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

There was additional conversation regarding what is included in the building coverage coverage. The applicant stated that the neighbor is still trespassing and they are still working on the house.

The Chairman requested that copies of all applied for and open permits be obtained from the construction office. The board suggested the applicants may wish to hire an attorney or planner to help them with their application. After some discussion, the applicants requested that this application be carried to the February 14, 2024, with no additional notice required. Roll Call:

Carrara – Yes	Robinson – Yes	Keenan - Yes
Clanton – Yes	Leszega – Yes	Sullivan - Yes

The board took a brief recess. On a motion by Mr. Leszega, seconded by Mr. Clanton, the meeting reconvened. All aye.

B. Application #2023-17
Miranda – 21 West Susquehanna Drive
Block 325.99, Lot 12
Bulk Variances

Sworn in applicants, Anna and Manuel Miranda. The applicants installed a hot tub during covid and did not obtain permits. Applicants have since applied for permits and were denied, due to the location and need for two Variances. The applicant stated that the hot tub is below the fence and does not obstruct the neighbors view. Mr. Oris stated that by Ordinance, anything above 18 inches becomes a visual deterrent. Ms. Keenan asked where the emergency shut-off is located and applicant showed her on one of the photographs previously presented. After some discussion, the applicant agreed to move the hot tub over and bring the sideyard setback into compliance.

On a motion by Mr. Leszega, seconded by Mr. Clanton, the application was opened to the public. All aye. There being no public present wishing to comment, on a motion by Mr. Leszega, seconded by Ms. Carrara, the application was closed to the public. All aye

Mr. Leszega made a motion to approve the application with the sideyard and rearyard setbacks originally requested. This motion was seconded by Ms. Carrara. Roll Call:

Carrara – Yes	Robinson – No	Keenan - No
Clanton – Yes	Leszega – Yes	Sullivan – No

This motion was not granted.

Ms. Robinson made a motion to approve the rearyard setback requested by the applicant. This motion was seconded by Mr. Leszega, Roll Call:

Carrara – Yes	Robinson – Yes	Keenan - Yes
Clanton – 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. Carrara. All aye. There being no public present wishing to comment, on a motion by Mr. Leszega, seconded by Ms. Carrara, the meeting was closed to the public. All aye.

11. BOARD DISCUSSION / COMMENTS / ANNOUNCEMENT:

N/A

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:

- (1) payment of \$2,495.00 to Remington, Vernick & Vena Engineers,
- (2) payment of \$1,111.50 to Taylor Design Group; and
- (3) 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. Carrara. Roll Call:

Carrara – Yes
Clanton – Yes

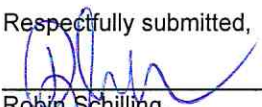
Robinson – Yes
Leszega – Yes

Keenan - Yes
Sullivan - Yes

14. ADJOURNMENT:

A motion to adjourn was made at 9:20 p.m. All aye.

Respectfully submitted,



Robin Schilling,
Zoning Board Recording Secretary



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