

**LITTLE EGG HARBOR TOWNSHIP ZONING BOARD**

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

**Minutes of Meeting Held On February 14, 2024**

1. Meeting called to order at 7:00 p.m. by Vice-Chairman Leszega.
2. Reading of the Sunshine Law & Notice of Public Meeting.
3. FLAG SALUTE
4. ROLL CALL:

PRESENT- Vice-Chairman Greg Leszega, Barbara Sterner, Suzanne Musto-Carrara, Arlene Keenan, William Hollingsworth, Jr., Steve Clanton & Frank Colandrea

ABSENT were Eugene Sullivan, Kimberly Robinson, William Stenger & Louis Mankowski

APPEARING FOR THE PROFESSIONALS:

Debra Rumpf, Esquire of Rumpf Law, Zoning Board Attorney  
James Oris of Remington & Vernick, Zoning Board Engineer  
Steve Lennon of Taylor Design Group, Planning Board Landscape Architect

5. APPROVAL OF MINUTES -

A motion to approve the minutes of the meeting of January 10, 2024 was made by Ms. Sterner, seconded by Mr. Hollingsworth. Roll Call:

Sterner – Yes   Carrara – Yes   Keenan – Yes   Hollingsworth – Yes   Clanton – Yes  
Colandrea – Yes   Leszega – Yes

6. RESOLUTIONS OF MEMORIALIZATION:

- A. Resolution 2024-02  
Appointing 2024 Board Chairman, Vice-Chairman & Secretary

Ms. Rumpf summarized Resolution #2024-02 and on a motion by Ms. Sterner, seconded by Ms. Carrara, Resolution #2024-02 was memorialized. Roll Call:

Sterner – Yes   Carrara – Yes   Keenan – Yes   Hollingsworth – Yes  
Clanton – Yes   Colandrea – Yes   Leszega – Yes

- B. Resolution 2024-03  
Appointing 2024 Board Professionals

Ms. Rumpf summarized Resolution #2024-03 and on a motion by Ms. Sterner, seconded by Ms. Carrara, Resolution #2024-03 was memorialized. Roll Call:

Sterner – Yes   Carrara – Yes   Keenan – Yes   Hollingsworth – Yes  
Clanton – Yes   Colandrea – Yes   Leszega – Yes

7. OLD BUSINESS:

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

Ms. Rumpf read a letter from the applicant's attorney requesting that this matter be carried. On a motion by Ms. Sterner, seconded by Ms. Carrara, application #2023-13 was carried to the March 13, 2024 meeting with no additional notice required. Roll Call:

Sterner – Yes Carrara – Yes Keenan – Yes Hollingsworth – Yes Clanton – Yes  
Colandrea – Yes Leszega – Yes

8. NEW BUSINESS:

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

Richard Kitrick, Esquire for the applicant. Applicant re-submitted a new application in response to his denial in 2023. Applicant is proposing a 5,400 sq. ft. pole barn in the rear of his property for personal use. Applicant's residence sets on an over-sized lot and the only Variance needed is for the size of the pole barn. Applicant, Daniel Pomponio, was sworn in. Ms. Rumpf placed on the record that she previously taught one of the applicant's children and Mr. Kitrick took no exception. Mr. Pomponio stated that he currently has three sheds, a volleyball court, pool and pool shed on his property and wishes to consolidate the three sheds into the new pole barn, plus allow for vehicle storage, EV charging area and workshop for personal use. Marked as Exhibit A-1 were photographs of applicant's property and Exhibit A-2 were photographs of other pole barns on Stage Road. All existing trees will remain on the site. Applicant will add gutters and dry wells to handle all storm water run-off. The height of the structure will not exceed 25 feet. Mr. Oris reviewed his letter dated November 20, 2023. Mr. Oris noted that the pole barn was not out of character in the neighborhood as evidenced by Exhibit A-2. The applicant agreed to a deed restriction, that the pole barn would be for personal use only, no commercial or residential living. There will be no sewer hook-up to the pole barn and only outside hose bids. Mr. Lemmon suggested that the applicant use muted earth tones for the pole barn and discussed additional plantings along the east side of the property, which applicant agreed to plant a solid row of mixed evergreens. Marked as Exhibit A-3 was the prior architectural drawing. Applicant is proposing the same structure, just smaller.

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

Daniel Delbuono (sworn in) – Mr. Delbuono has no problem with the pole barn and would rather see the applicant with one larger structure, than a bunch of smaller ones.

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

There being no other testimony, on a motion by Mr. Hollingsworth, seconded by Ms. Sterner, application #2023-10A was approved with the conditions set forth. Roll Call:

Sterner – Yes	Carrara – Yes	Keenan – Yes	Hollingsworth – Yes
Clanton – Yes	Colandrea – Abstain	Leszega – Yes	

B. Application #2023-19  
Jason Kettle  
24 Fern Drive / Block 175, Lot 27  
Bulk Variances

Richard Kitrick, Esquire for the applicant. Marked as Exhibit A-1 were photographs (previously submitted to the board). Applicant is proposing a 2,400 sq. ft. pole barn to house several antique cars and a 48 ft. mobile home. Sworn in applicant, Jason Kettle. The site is an oversized lot with applicant's primary residence and a historic shed. Applicant testified that there will be no commercial use or residential living within the pole barn. Applicant will add gutters and dry wells to handle all storm water run-off. The only water source will be outside hose bids. Applicant previously added additional plantings to the rear of his property. There are other pole barns on Fern Drive. Mr. Oris reviewed his letter dated November 14, 2023. The existing residence is approximately 100 years old and has pre-existing non-conformities. Mr. Oris requested that if there is any part of the property in a flood zone that this be added to the survey, as well as the additional plantings. Applicant agreed to add a concrete apron to the driveway. The applicant agreed to a deed restriction, that the pole barn would be for personal use only, no commercial. No auto repairs for profit will be allowed to be done on site. Applicant stated the pole barn is for storage not repairs. Mr. Lemmon stated that muted earth tones would be better than a white building with black trim as proposed. Ms. Carrara agreed. Applicant agreed to change the color scheme. Mr. Lemmon also stated that no material storage will be allowed, which applicant agreed. Applicant agreed to add an additional row of 10 mixed evergreens on each side of the property. All lighting on the site will comply with the township ordinance.

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

The Vice-Chairman stated that usually the board requests the site to be cleaned up, but since the existing shed is approximately 100 years old and the applicant is refurbishing same, he feels it is ok to keep this historic shed. There being no other testimony, on a motion by Ms. Carrara, seconded by Mr. Clanton, application #2023-19 was approved with the conditions set forth. Roll Call:

Sterner – Yes	Carrara – Yes	Keenan – Yes	Hollingsworth – Yes
Clanton – Yes	Colandrea – Yes	Leszega – Yes	



C. Application #2023-18  
Thomas Marinelli Real Estate, LLC  
132 East Sail Drive / Block 324, Lot 7  
Bulk Variances

Dan Benkendorf, Esquire for the applicant. Mr. Benkendorf stated that this property is currently vacant with a new bulkhead. Applicant is proposing a new, FEMA compliant single family residence that requires multiple variances. Sworn in applicant's engineer, Bruce Jacobs, who provided his background. Mr. Jacobs discussed the flexible "C" variance and the fact that the proposed new residence is similar to other houses in the neighborhood. He believes the proposal has no detriment to the public and will not block any of the neighbor's views. Mr. Oris reviewed his letter dated November 14, 2023. Mr. Oris stated for the record that this street has known flooding issues and suggested that the applicant notice any future tenants or owners as to same. Mr. Oris also suggested a switchback on the staircase to eliminate one of the requested variances. Shawn McGovern, applicant's architect was sworn in and provided his background. Mr. McGovern stated that if the switchback was added, it would reduce the parking from three to four off-street parking spots. Mr. Oris stated that would still allow for ample off-street parking. The applicant agreed to the switchback to eliminate the variance. Mr. Oris stated that he agreed that the other requested variances would not negatively impact the neighbors. Ms. Rumpf asked what the garage would be used for, which will be storage.

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

Ms. Rumpf summarized the conditions of approval. There being no other testimony, on a motion by Mr. Hollingsworth, seconded by Ms. Sterner, application #2023-18 was approved with the conditions set forth. Roll Call:

Sterner – Yes  
Clanton – Yes

Carrara – No  
Colandrea – Yes

Keenan – No  
Leszega – Yes  
Hollingsworth – Yes

9. CORRESPONDENCE:

N/A

10. OPEN TO THE PUBLIC:

A motion to open to the public was made by Ms. Carrara, seconded by Ms. Sterner. All aye.

There being no public wishing to comment, on a motion by Ms. Sterner, seconded by Ms. Carrara, the meeting was closed to the public. All aye.

11. BOARD DISCUSSION / COMMENTS / ANNOUNCEMENT:

The Vice-Chairman stated that he felt the board hit the nail on the head with the pole barn applications, by restricting commercial use.

The board secretary discussed future delivery of board documents to the board members.

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 \$1,140.00 to Remington, Vernick & Vena Engineers,  
a payment of \$155.93 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 Mr. Hollingsworth, seconded by Mr. Clanton. Roll Call:

Sterner – Yes  
Clanton – Yes

Carrara – Yes  
Colandrea – Yes


Keenan – Yes Hollingsworth – Yes  
Leszega - Yes

14. ADJOURNMENT:

A motion to adjourn is made at 8:31 p.m. All aye.

Respectfully submitted,

  
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Robin Schilling,  
Zoning Board Recording Secretary

  
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Greg Leszega, Vice-Chairman  
Township of Little Egg Harbor  
Zoning Board