

LITTLE EGG HARBOR TOWNSHIP ZONING BOARD

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

Minutes of Meeting Held On March 13, 2024

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. OATH OF OFFICE

Ms. Rumpf swore in board member, Kimberly Robinson.

5. ROLL CALL:

PRESENT Chairman Eugene Sullivan, Suzanne Musto-Carrara, Arlene Keenan, Kimberly Robinson & Frank Colandrea

ABSENT were Greg Leszega, Barbara Sterner, William Hollingsworth, Jr., Steve Clanton & Willaim Stenger

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

6. APPROVAL OF MINUTES -

A motion to approve the minutes of the meeting of February 14, 2024 was made by Ms. Keenan, seconded by Ms. Carrara. Roll Call:

| | | |
|-----------------|--------------------|----------------|
| Carrara – Yes | Keenan – Yes | Robinson – Yes |
| Colandrea – Yes | Sullivan - Abstain | |

7. OLD BUSINESS:

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

Due to the fact that there were only four board members eligible to vote on the application, applicant's attorney requested that this matter be carried to the May 8, 2024 meeting. On a motion by Ms. Carrara, seconded by Ms. Keenan, application #2023-13 was carried to the May 8, 2024 meeting, with no additional notice required. (Board member Colandrea was not present for when the application was initially heard, accordingly, he is unable to vote on the application.)

Roll Call:

| | | | |
|---------------|--------------|----------------|----------------|
| Carrara – Yes | Keenan – Yes | Robinson – Yes | Sullivan - Yes |
|---------------|--------------|----------------|----------------|

8. NEW BUSINESS:

- A. Application #2023-12 **(to be carried)**
DW Route 9 Little Egg Harbor, LLC
879 Route 9 North / Block 172, Lot 9.01
Use Variance & Preliminary & Final Site Plan Approval

By letter dated March 1, 2024, applicant's attorney, Kevin Quinlan, requested this matter be carried to an undetermined date. On a motion by Carrara, seconded by Ms. Keenan, application #2023-12 was carried to an undetermined date, additional notice will be required. Roll Call:

Carrara – Yes Keenan – Yes Robinson – Yes
Colandrea – Yes Sullivan - Yes

9. RESOLUTIONS OF MEMORIALIZATION:

- A. Resolution 2024-05
Jason Kettle - Application #2023-19
24 Fern Drive / Block 175, Lot 27
Bulk Variances

Mr. Kitrick appeared on behalf of his client to clarify that it was his client's intension to be able to have temperature control within the pole barn. The applicant will require gas and electric hook-up for same. This was not made clear in the testimony provided last month. On a motion by Ms. Carrara, seconded by Mr. Colandrea, the board members eligible to vote, voted to allow for this clarification. Roll Call: Carrara – Yes Keenan – Yes Colandrea - Yes

After Ms. Rumpf read Resolution #2024-05 into the record, a motion was made by Mr. Colandrea, seconded by Ms. Carrara, to memorialize Resolution #2024-05. Roll Call:

Carrara – Yes Keenan – Yes Colandrea - Yes

- B. Resolution 2024-04
Danial Pomponio - Application #2023-10A
165 Stage Road / Block 278, Lot 8.03
Bulk Variances

After Ms. Rumpf read Resolution #2024-04 into the record, a motion was made by Mr. Colandrea, seconded by Ms. Carara, to memorialize Resolution #2024-04. Roll Call:

Carrara – Yes Keenan – Yes Colandrea - Yes

- C. Resolution #2024-06
Thomas Marinelli Real Estate, LLC – Application #2023-
132 East Sail Drive / Block 324, Lot 7
Bulk Variances

After Ms. Rumpf read Resolution #2024-06 into the record, a motion was made by Ms. Keenan, seconded by Ms. Carraa, to memorialize Resolution #2024-06. Roll Call:

Carrara – Yes Keenan – Yes Colandrea - Yes

9. CORRESPONDENCE:

None

10. OPEN TO THE PUBLIC:

A motion to open to the public was made by Ms. Carrara, seconded by Mr. Colandrea. All aye. There being no public wishing to comment, on a motion by Ms. Carrara, seconded by Ms. Keenan, 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: (A) payment of \$1,833.11 to Rumpf Law, PC, and (B) payment of \$100.00 to Robin Schilling as the board's recording secretary.

A motion to approve payment of vouchers was made by Ms. Keenan, seconded by Ms. Carrara.
Roll Call:

Carrara – Yes
Colandrea – Yes

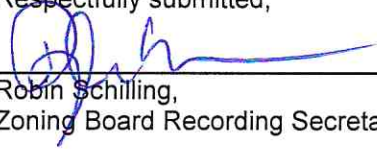
Keenan – Yes
Sullivan - Yes

Robinson – Yes


14. ADJOURNMENT:

A motion to adjourn was made at 7:30 p.m. by Ms. Carrara, seconded by Ms. Keenan. All aye.

Respectfully submitted,



Robin Schilling,
Zoning Board Recording Secretary



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