

LITTLE EGG HARBOR TOWNSHIP ZONING BOARD

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

Minutes of Meeting Held On May 8, 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 alternate board member, Louis Mankowski.
5. ROLL CALL:

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

NOT PRESENT were Greg Leszega, Barbara Sterner, William Hollingsworth, Jr. & William 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 April 10, 2024 was made by Ms. Keenan, seconded by Mr. Clanton. Roll Call:

Carrara – Yes	Keenan – Yes	Robinson – Yes	Clanton – Yes
Mankowski – Abstain	Colandrea – Yes	Sullivan - Yes	

7. RESOLUTIONS OF MEMORIALIZATION:

A. Resolution #2024-07
Chernitsky - Application #2024-01
49 West Anchor Drive / Block 311, Lot 30

After Ms. Rumpf summarized Resolution #2024-07 into the record, a motion was made by Mr. Colandrea, seconded by Ms. Keenan, to memorialize Resolution #2024-07. Roll Call:

Carrara – Abstain	Keenan – Yes	Robinson – Abstain	Clanton – Abstain
Mankowski – Abstain	Colandrea – Yes	Sullivan - Yes	

8. OLD BUSINESS:

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

The board secretary announced that Mr. Mankowski has listened to the December 14, 2023 audio from this application and accordingly can be a voting board member.

Jan L. Wouters, Esquire for the applicant. Sworn in applicant, Nicholas Caprio. Mr. Wouters provided a brief summary of the history of the project. Marked as Exhibit A3, were copies of all permits taken for the project. Marked as Exhibit A4, were photographs of the residence taken by Mr. Caprio. A portion of the original structure will remain under the new house as storage only. Marked as Exhibits A5 & A6 were photographs of the enclosed stairs. Applicant testified that due to his wife's disability, they will be adding a chairlift to the stairs. Marked as Exhibit A7 was a quote from Acorn for a chairlift. The chairlift must be enclosed so it's not in the elements. Marked as Exhibits A8 & A9 were photographs of the front of the residence showing adequate parking. The spiral stairs have not been relocated to date. Applicant stated a building permit would be needed to relocate them and did not want to do anything until this variance process was complete. Marked as Exhibit A10 was a Google Map picture of 108 Burgee Drive, showing a residence with enclosed stairs, supporting Mr. Wouters testimony that an enclosed stairwell is not out of character in the neighborhood. The old shed in the rear of the property has been removed. Sworn in Donna Caprio. Mrs. Caprio provided background to the board that she has "AS" and her disability will only get worse and she chose a chairlift instead of an elevator since she is claustrophobic. Applicant's engineer, John W. Lord was sworn in and provided his background. Mr. Oris referring to his letter dated September 20, 2023, reviewed the variances needed by the applicant. Mr. Oris stated that relocating the spiral staircase will eliminate one of the variances. The building coverage and what makes up same was discussed. Mr. Lord stated that he feels there is no negative impact in allowing the applicant's a variance to exceed the maximum building coverage of 36.97%, where 30% is allowed. Applicant agreed that they would update their survey. Applicant also agreed to remove the concrete pad in the rear of the property, where the old shed was removed. Mr. Oris explained that allowing a portion of the original structure will be subject to the rules of the building department as the site is in a flood zone and the applicant would need to comply with same. Applicant stated that garage doors will be added to the first floor. The Chairman stated there is a lot of things parked on the site. Applicant agreed to remove one of the boats and the camper within a month. Mr. Mankowski asked about relocation of the steps and bump-out. Sworn in applicant's neighbor, Natalie Amonica. Ms. Amonica lives across the street from the applicants and has no objections to their variance requests.

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

Brian Mancino (sworn in) (43 South Ensign) - Mr. Mancino stated that applicant's driveway still encroaches onto his property even though the applicant had 8 inches removed. Mr. Mancino had four different surveys depicting the same property lines. Marked were the following exhibits: O1 – photocopy of a survey dated 2/24/2006 of lot 25; O2 – partial copy of plan dated 7/25/2013; and O3 – survey dated 9-14-2015. The applicants agreed that their survey would recheck and if an encroachment is found, they would have it removed. Mr. Mancino also requested that the applicants clean up the site, as it has been a mess for the nine years he has lived there.

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

There being no further testimony or questions, on a motion by Mr. Mankowski, seconded by Mr. Clanton, application #2023-13 was approved with the conditions set forth and allowing variances for frontyard setback, impervious coverage and location of AC unit. Roll Call:

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

9. NEW BUSINESS:

N/A

10. CORRESPONDENCE:

None

10. OPEN TO THE PUBLIC:

A motion to open to the public was made by Ms. Carrara, seconded by Mr. Clanton. All aye. There being no public present wishing to comment, on a motion by Ms. Carrara, seconded by Mr. Mankowski, the meeting was closed to the public. All aye.

11. BOARD DISCUSSION / COMMENTS / ANNOUNCEMENT:

Board member, Bill Stenger, completed his mandatory training class and board member, Frank Colandrea, will be taking the class soon.

Mrs. Rumpf advised the board that Mr. Quinlan filed an appeal for the Seaside Capital application that the board denied.

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 \$315.00 to Remington, Vernick & Vena Engineers, (2) payment of \$248.00 to Brady & Kunz (as conflict attorney), and (3) payment of \$100.00 to Robin Schilling as the board's recording secretary.

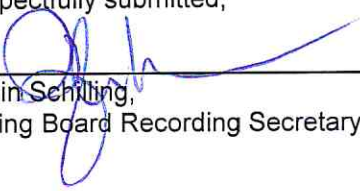
A motion to approve payment of vouchers was made by Ms. Carrara, seconded by Mr. Mankowski. Roll Call:

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


14. ADJOURNMENT:

A motion to adjourn was made by Ms. Robinson, seconded by Mr. Mankowski. All aye.

Respectfully submitted,



Robin Schilling,
Zoning Board Recording Secretary



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