

LITTLE EGG HARBOR TOWNSHIP ZONING BOARD

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

Minutes of Meeting Held On August 14, 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. ROLL CALL:

PRESENT Chairman Eugene Sullivan, Vice-Chairman Greg Leszega, Barbara Sterner, Arlene Keenan, William Hollingsworth, Jr. & Frank Colandrea

ABSENT were Suzanne Musto-Carrara, Steve Clanton, Kimberly Robinson,, Louis Mankowski & 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

5. APPROVAL OF MINUTES -

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

Sterner – Yes	Keenan – Abstain	Hollingsworth – Abstain
Colandrea – Yes	Leszega – Yes	Sullivan - Yes

6. RESOLUTIONS OF MEMORIALIZATION:

- A. Resolution #2024-10
Lawrence Anderson & Stephanie Huntzinger
Application #2024-02
112 East Boat Drive / Block 322, Lot 26

After Ms. Rumpf read Resolution #2024-10 into the record, a motion was made by Mr. Leszega, seconded by Ms. Sterner, to memorialize Resolution #2024-10. Roll Call:

Sterner – Yes	Keenan – Abstain	Hollingsworth – Abstain
Colandrea – Yes	Leszega – Yes	Sullivan - Yes

7. OLD BUSINESS:

N/A

8. NEW BUSINESS:

- A. Application #2024-03
Glenn R. Van Sickle
31 Forest Edge Drive / Block 261, Lot 7.11
Bulk Variance

Richard Kitrick, Esquire for the applicant. Applicant has two eight foot storage sheds that he is proposing to make permanent. Applicant is on a corner lot and accordingly, has two front yards. Accessory structures are not permitted in a front yard. Sworn in applicant, Glenn R. Van Sickle. Mr. Van Sickle stated that the storage units are 8x20. Applicant has also replaced the exiting chain-link fence with a solid wooden fence, which is also not permitted in a front yard. Mr. Oris advised the applicant that per the township's Ordinance, fencing in the front yard must be 50% see through. Mr. Kitrick amended that he wished to applicant's application to include a variance request for the fencing in the front yard. Applicant is not proposing electric in the units. Applicant was asked what the garage is used for and why he needs the 2 storage units. Mr. Van Sickle stated that the garage is his wood working workshop and is for personal use only. The storage units will be used for tool storage and motorcycle storage. Mr. Van Sickle stated that when he asked the township if he could add storage, he was told he could as long as it was 15 feet from the property line. Applicant added a curtain, lattice and ivy to make the units blend into the surroundings better. Mr. Oris advised that if he was granted an approval, the applicant would have to obtain a foundation permit since he wished to make the units permanent. The Chairman stated that he feels the units are not in character of the neighborhood and asked if the applicant tried to relocate them in another area of the yard. There was some discussion as to whether or not the units could be moved closer to the residence or in another location. Mr. Kitrick stated that the location of the septic prevents the units from being relocated behind the house. Mr. Kitrick stated his client is willing to add trees for additional buffering. The Vice-Chairman agreed that the units are not in character with the neighborhood and Ms. Keenan stated the site looks almost commercial. After some additional discussion about moving the location of the units, Mr. Kitrick requested that the application be carried so they can have some renderings prepared to make the units look more in character with the neighborhood. On a motion by Mr. Leszega, seconded by Mr. Hollingsworth, application #2024-03 was carried to the September 11, 2024 meeting, with no additional notice required. Roll Call:

Sterner – Yes	Keenan – Yes	Hollingsworth – Yes
Colandrea – Abstain	Leszega – Yes	Sullivan - Yes

- B. Application #2024-04
William Krasner
117 North Ensign Drive / Block 326.24, Lot 8
Bulk Variances

Applicant, William Krasner, was sworn in. Mr. Krasner purchased the residence with the existing shed in the backyard. According to a Google Earth photo from 2013, the shed was on the property at such time. The shed does not meet the rearyard or sideyard setbacks. Applicant stated that his shed is not out of character in the neighborhood, as there are many non-conforming sheds in the area. Applicant stated that when he applied for a permit for a gazebo, he learned that the shed was in violation. The Chairman agreed that there are numerous non-compliant sheds in the area. Ms. Keenan asked how large the shed is, which applicant estimated as 10x15. Mr. Oris stated that the lot is not a true 50x100 foot lot due to erosion and the parcel has lost about 8 feet due to same. Mr. Oris stated that it appears the shed was there as far back as 2003. Applicant agreed to remove the fish cleaning station in the rearyard and replace it with

a standard stainless steel open sink and cutting board. Applicant also agreed that if approved, he will make sure the shed has the necessary footings and is in compliance with building department.

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. On a motion by Mr. Hollingsworth, seconded by Ms. Sterner, application #2024-04 was approved. Roll Call:

Sterner – Yes	Keenan – No	Hollingsworth – Yes
Colandrea – Yes	Leszega – Abstain	Sullivan - Yes

9. CORRESPONDENCE: N/A

10. OPEN TO THE PUBLIC:

A motion to open to the public was made by Mr. Leszega, seconded by Ms. Sterner. All aye. There being no public wishing to comment, a motion to close to the public was made by Mr. Leszega, seconded by Ms. Sterner. All aye.

11. BOARD DISCUSSION / COMMENTS / ANNOUNCEMENT:

Ms. Rumpf advised the board that Mr. Quinlan missed his filing dated for the Seaside Capital litigation and now has to request permission from the judge to file.

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 \$990.00 to Remington, Vernick & Vena Engineers; (2) payment of \$569.50 to Rumpf Law, PC; 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. Sterner. Roll Call:


Sterner – Yes	Keenan – Yes	Hollingsworth – Yes
Colandrea – Yes	Leszega – Yes	Sullivan - Yes

14. ADJOURNMENT:

A motion to adjourn is made at 8:32 p.m. by Mr. Leszega, seconded by Mr. Hollingsworth. All aye.

Respectfully submitted,


Robin Schilling,
Zoning Board Recording Secretary


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