

LITTLE EGG HARBOR TOWNSHIP ZONING BOARD

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

Minutes of Meeting Held On January 13, 2016

1. **Meeting called to order at 7:00 p.m. by Chairman Gautier.**

2. **Reading of the Sunshine Law & Notice of Public Meeting.**

3. **FLAG SALUTE**

4. **OATH OF OFFICE** - Mr. Rumpf swore in board members Ms. Doherty and Mr. Jordan.

5. **ROLL CALL -**

Present were Chairman Gautier, Vice-Chairman Fuller, Mr. Visconti, Mr. Jordan, Ms. Doherty, Mr. Sullivan and Mr. Armitage (alternate).

ABSENT was Ms. Ramsay

APPEARING FOR THE PROFESSIONALS:

Brian Rumpf, Esquire, of Rumpf, Rumpf & Reid, Zoning Board Attorney
Ernest J. Peters, Jr., PE, PP, CME of Remington, Vernick & Vena Engineers,
Zoning Board Engineer

6. **EXECUTIVE SESSION** - On a motion by Mr. Fuller, seconded by Ms. Doherty, the board went into executive session. All aye.

The board returned to the courtroom and on a motion by Mr. Fuller, seconded by Mr. Visconti, the meeting was re-opened to the public. All aye.

7. **2016 BOARD APPOINTMENTS** – The Chairman announced that the following 2016 appointments were made during executive session:

- A. Recording Secretary – Robin Schilling
- B. Vice-Chairman – David Fuller
- C. Chairman – Edward Gautier
- D. Landscape Architect (as needed) – Taylor Design Group
- E. Board Conflict Engineer – T&M Associate
- F. Board Engineer – Remington, Vernick & Vena
- G. Board Attorney – Brian Rumpf, Esquire of Rumpf, Rumpf & Reid

On a motion by Mr. Jordan, seconded by Mr. Visconti the aforementioned appointments were approved by the Board. Roll Call:

Visconti – Yes	Jordan – Yes	Armitage – Yes	
Doherty – Yes	Sullivan – Yes	Fuller – Yes	Gautier - Yes

8. APPROVAL OF MINUTES -

A motion to approve the minutes of the meeting of December 9, 2015 meeting was made by Mr. Jordan, seconded by Mr. Visconti. Roll Call:

Visconti – Yes	Jordan – Yes	Armitage – Yes	
Doherty – Yes	Sullivan – Yes	Fuller – Yes	Gautier - Yes

9. RESOLUTIONS OF MEMORIALIZATION:

A. Variance Application #2015-13

Watson
126 South Binnacle Drive
Block 325.47, Lot 25 / Zone: R-50 Residential

Mr. Rumpf read Resolution 2016-01 into the record. On a motion by Mr. Jordan, seconded by Ms. Doherty, Resolution 2016-01 was memorialized. Roll Call:

Visconti – Yes	Jordan – Yes	Armitage – Yes	
Doherty – Yes	Sullivan – Yes	Fuller – Yes	Gautier - Yes

10. OLD BUSINESS:

None

11. NEW BUSINESS:

A. Variance Application #2015-14

Schaeffer
15 Kentucky Drive
Block 326.217, Lot 7 / Zone: R-50 Residential
Bulk Variance

Sworn in Charles Schaeffer, who provided a summary of the application. The applicant raised the existing storm damaged secondary residence. Mr. Peters reviewed his letter dated December 29, 2015. The addition of exterior stairs to be added to the raised dwelling caused the need for a Variance for a combined sideyard setback. The applicant's shed was also discussed. The shed was pre-existing when the property was purchased by the applicant. The shed has existing water and electric and applicant wishes to keep it. Applicant spoke with the Zoning Officer and he advised that the shed could be grandfathered in. The raising of the existing dwelling as also caused the need for various Variances. The prior deck was at ground level. Now that the house is raised, the new raised deck is considered part of the building coverage causing the need for a maximum building coverage variance. Applicant is proposing a maximum building

percentage of 32.5%. where 30% is required. Applicant also requires Variances for the accessory setback for an existing shed, combined sideyard setback for the residence and frontyard setback to permit the encroachment of front yard stairs. Mr. Fuller confirmed that the applicant wishes to keep the shed.

On a motion by Mr. Visconti, seconded by Mr. Fuller this application was opened to the public. All aye. There being no public wishing to speak, on a motion by Mr. Visconti, seconded by Ms. Doherty this application was closed to the public. All aye.

On a motion by Mr. Jordan, seconded by Mr. Visconti application was #2015-14 was approved. Roll Call:

Visconti – Yes	Jordan – Yes	Armitage – Yes	
Doherty – Yes **	Sullivan – Yes	Fuller – Yes	Gautier - Yes

***Ms. Doherty voted yes, but takes exception to allowing the non-compliant shed.*

B. Variance Application #2015-15

Becker
22 West Boat Drive
Block 314, Lot 35 / Zone: R-50 Residential
Bulk Variance

Sworn in applicant, Janice Becker, and her son-in-law, James Dolan. This application is for applicant's storm damaged primary residence. Applicant is raising the existing dwelling, but moving it forward 4 ft. to comply with the required rearyard setback. Mr. Peters reviewed his letter dated December 30, 2015. Applicant is adding a 12 ft. wide rear-deck. The steps on the left side of the house turn into the driveway, which the applicant is aware of. Applicant requires Variances for combined sideyard setback, unroofed porch and steps in the side yard exceeding 100 sq. ft., minimum lot depth and maximum lot coverage. Applicant's bulkhead is being repaired by Amon Construction.

On a motion by Ms. Doherty, seconded by Mr. Jordan this application was opened to the public. All aye. There being no public wishing to speak, on a motion by Mr. Jordan, seconded by Ms. Doherty this application was closed to the public. All aye.

On a motion by Mr. Jordan, seconded by Mr. Visconti application was #2015-15 was approved. Roll Call:

Visconti – Yes	Jordan – Yes	Armitage – Yes	
Doherty – Yes	Sullivan – Yes	Fuller – Yes	Gautier - Yes

As this application is for a storm damaged, primary residence, Mr. Rumpf read proposed Resolution #2016-02 into the record. On a motion by Mr. Fuller, seconded by Ms. Doherty, the resolution was memorialized. Roll Call:

Visconti – Yes	Jordan – Yes	Armitage – Yes	
Doherty – Yes	Sullivan – Yes	Fuller – Yes	Gautier - Yes

12. CORRESPONDENCE:

None

13. OPEN TO THE PUBLIC:

There being no public present, the meeting was not opened to the public.

14. BOARD DISCUSSION / COMMENTS:

None

15. 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) a payment of \$2,356.77 to Rumpf, Rumpf & Reid, Esquire; and (B) a payment of \$100.00 to Robin Schilling as the Board's recording secretary.

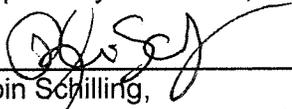
A motion to approve payment of vouchers was made by Mr. Armitage, seconded by Ms. Doherty. Roll Call:

Visconti – Yes	Jordan – Yes	Armitage – Yes	
Doherty – Yes	Sullivan – Yes	Fuller – Yes	Gautier - Yes

14. ADJOURNMENT:

A motion to adjourn the meeting was made at 7:58 p.m. All aye.

Respectfully submitted,



Robin Schilling,
Zoning Board Recording Secretary



Dave Fuller, Vice-Chairman
Township of Little Egg Harbor
Zoning Board