

LITTLE EGG HARBOR TOWNSHIP ZONING BOARD

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

Minutes of Meeting Held On October 12, 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. ROLL CALL:

PRESENT Chairman Gautier, Vice-Chairman Fuller, Mr. Visconti, Ms. Ramsay, Mr. Jordan, Mr. Sullivan, Mr. Armitage (alternate) and Mr. Burr (alternate).

ABSENT was Ms. Doherty

APPEARING FOR THE PROFESSIONALS:

Brian Rumpf, Esquire and Peter Chacacias, Esquire, Zoning Board Attorneys
Ernest J. Peters, Jr., PE, PP, CME of Remington, Vernick & Vena Engineers,
Zoning Board Engineer

5. APPROVAL OF MINUTES -

A motion to approve the minutes of the meeting of September 14, 2016 was made by Mr. Jordan, seconded by Ms. Ramsay. Roll Call:

Armitage – Yes	Jordan – Yes	Ramsay – Yes	
Burr – Abstain	Sullivan – Yes	Fuller – Yes	Gautier - Yes

6. RESOLUTIONS OF MEMORIALIZATION:

- A. Resolution #2016-24
Chavan - Application #2016-15
Stage Road
Block 280, Lot 6.02

Mr. Chacacias read Resolution #2016-24 into the record. On a motion by Mr. Jordan, seconded by Mr. Armitage, Resolution #2016-24 was memorialized. Roll Call:

Armitage – Yes	Jordan – Yes	Ramsay – Yes	
Burr – Abstain	Sullivan – Yes	Fuller – Yes	Gautier - Yes

7. OLD BUSINESS:

None

8. NEW BUSINESS:

A. Variance Application #2016-14
Bianchini
1067 Radio Road
Block 326.18, Lot 19 / Zone: R-50 Residential
Bulk Variance

Sworn in applicant, Joseph Michael Bianchini, Jr. Applicant re-built his storm damaged primary residence on pilings. Applicant requires a frontyard setback where 20 feet is required and 18.5 is proposed. Mr. Peters reviewed his letter dated September 26, 2016. Mr. Peters asked if a plot plan was done and submitted to the construction department for the project. Applicant was not sure. Marked as Exhibit A-1 was a survey of the site. Sworn in applicant's builder, Paul Notaro. Applicant was asked to provide the board's engineer with a copy of the approved plot plan and architectural plan for the record. There was some discussion as to how to remedy the situation as to what was proposed and what was actually built at the site. Mr. Fuller suggested that the board vote with the caveat that the board's engineer be provided with a copy of the approved plot plan and architectural plan prior to the resolution being signed.

On a motion by Mr. Armitage, seconded by Mr. Jordan application #2016-14 was opened to the public. All aye. There being no public present wishing to speak, the application was closed to the public. All aye.

Mr. Rumpf asked if the home was similar to those in the neighborhood and all other necessary criteria has been met, which applicant testified that it was.

On a motion by Mr. Jordan, seconded by Mr. Burr, application #2016-14 was approved. The board secretary will obtain a copy of the approved plot plan and architectural plan from the construction department and have it reviewed by the board's engineer prior to the Resolution being signed. Roll Call:

Armitage – Yes	Jordan – Yes	Ramsay – Yes	
Burr – Yes	Sullivan – Yes	Fuller – Yes	Gautier - Yes

Draft Resolution #2016-25 was read into the record by Mr. Rumpf. On a motion by Mr. Jordan, seconded by Mr. Fuller, Resolution #2016-25 was memorialized. Roll Call:

Armitage – Yes	Jordan – Yes	Ramsay – Yes	
Burr – Yes	Sullivan – Yes	Fuller – Yes	Gautier - Yes

B. Application # 2016-13
Wisniewski
30 West Dory Drive
Block 316, Lot 33 / Zone: R-50 Residential
Bulk Variance

Richard Kitrick, Esquire for the applicant. Marked as Exhibits A1-A15 were documents Mr. Kitrick obtained by way of an OPRA request from the construction department. Marked as Exhibits A16 – A20 were photographs of the house as it presently sits taken by the applicant. Sworn in applicant, Richard Wisniewski. Applicant is replacing his storm damaged primary residence with a raised modular on pilings. Applicant had letters from neighbors that were not allowed to be offered into evidence. The township approved the dwelling to be 14.9 feet to the bulkhead. After the modular was set and applicant was denied permits for the deck by the Zoning Officer. Applicant is proposing an 8 ft. deck on the rear of the dwelling with a staircase, which would result in a rearyard setback of 6.8 feet.

A motion was made to open the application to the public. All aye.

Nicholas Russo (owns property at 28 West Dory Drive) – Mr. Russo takes no issue with what applicant is proposing and stated that it will not obstruct the view from his residence

On a motion by Mr. Jordan, seconded by Mr. Fuller the application was closed to the public. All aye.

Applicant's lot is uniquely shaped in that 12 feet of the lot is in the water. The board was polled as to their comments on the proposed rear deck.

Mr. Armitage – suggested to put the deck on the right side of the dwelling with a small deck off the back.

Mr. Jordan – liked the suggested alternate plan of a small deck off the deck and off the right side of the dwelling.

Mr. Burr – does not want a precedent set and likes the suggested alternate plan.

Mr. Sullivan – agrees with the proposed alternate plan.

Ms. Ramsay – agrees with the proposed alternate plan.

Mr. Fuller – believes the applicant needs to compromise and although unfortunate he may need to have the deck on the right side of the house, not out to the bulkhead.

Screening of the deck was discussed by all parties. Mr. Peters stated that the Zoning Officer would have to be asked about sideyard setbacks if the deck were to be moved. Mr. Rumpf believes that if fencing or screening would be added to a side deck, another

Variance would be needed. There was a great deal of discussion on the size and location of the proposed deck.

A motion was made to vote on the application as it was originally presented, but there was no official vote.

Applicant suggested a 4ft. deck across the back of the entire house from staircase to staircase. Board was polled as to this proposal:

Mr. Armitage – liked the proposal.

Mr. Burr – does not agree with the proposal due to the closeness to the bulkhead of 10.8 feet.

Ms. Ramsay – prefers the prior proposal down the right side of the dwelling.

Mr. Fuller – acknowledges there were mistakes made, and questioned if there could be a resolution.

Mr. Kitrick stated that each application before the board should be decided on individually, there is no rule for precedent setting. Mr. Chacianas agreed.

The Chairman asked if any member of the board wished to make a motion on the original application as filed.

Mr. Kitrick stated that applicant would like to amend the application to reflect a 4 ft. deck. A motion on same was made by Mr. Armitage, but not seconded or voted upon.

Applicant agreed to the board's proposal of a 4ft. deck from the sliding door to the side staircase. Variances for minimum rear yard setbacks to the principal structure and deck. On a motion by Mr. Fuller, seconded by Mr. Jordan, application #2016-13 was approved.
Roll Call:

Armitage – Yes	Jordan – Yes	Ramsay – Yes
Burr – Yes	Sullivan – Yes	Fuller – Yes Gautier - Yes

9. CORRESPONDENCE:

None

10. OPEN TO THE PUBLIC:

There was no public present wishing to speak and accordingly the meeting was not opened to the public.

11. BOARD DISCUSSION / COMMENTS:

The Chairman reminded the board members about the League of Municipalities Conference and the informative classes that they offer.

12. CLOSED SESSION:

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 \$1,170.00 to Remington, Vernick & Vena Engineers; a payment of \$989.09 to Brian E. Rumpf, P.C.; a payment of \$489.50 to Taylor Design Group, Inc. for services rendered; and a payment of \$100.00 to Robin Schilling as the board's recording secretary.

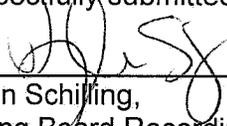
A motion to approve payment of the vouchers was made by Mr. Armitage, seconded by Mr. Jordan. Roll Call:

Armitage – Yes	Jordan – Yes	Ramsay – Yes	
Burr – Yes	Sullivan – Yes	Fuller – Yes	Gautier - Yes

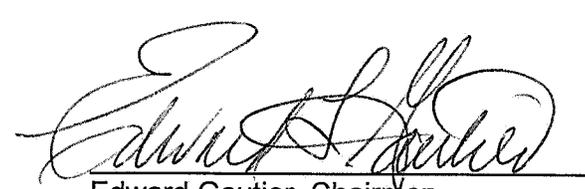
14. ADJOURNMENT:

The meeting was adjourned at 9:47 p.m.

Respectfully submitted,



Robin Schilling,
Zoning Board Recording Secretary



Edward Gautier, Chairman
Township of Little Egg Harbor
Zoning Board