

LITTLE EGG HARBOR TOWNSHIP ZONING BOARD

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

Minutes of Meeting Held On April 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. ROLL CALL:

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

APPEARING FOR THE PROFESSIONALS:

Brian Rumpf, Esquire, of Rumpf, Reid & Dolcy, Zoning Board Attorney
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 Mach 9, 2016 was made by Ms. Doherty, seconded by Mr. Visconti. Roll Call:

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

6. RESOLUTIONS OF MEMORIALIZATION::

A. Variance Application #2016-01

Flockhart
15 Nantucket Court
Block 304, Lot 8 / Zone: R-50 Residential

After the resolution was read into the record by Mr. Rumpf, a motion to memorialize Resolution #2016-11 was made by Mr. Visconti, seconded by Mr. Jordan. Roll Call:

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

7. OLD BUSINESS:

A. Variance Application #2016-02

Weaver
21 West Boat Drive - Block 315, Lot 11
Zone: R-50 Residential / Bulk Variance

Applicant, by way of letter dated March 22, 2016 from Richard Kitrick, Esquire, has requested application #2016-02 be carried until the June 8, 2016 meeting. On a motion by Mr. Fuller, seconded by Mr. Visconti application #2016-02 was carried, with no additional notice required. Another consent for extension of time will be forwarded to Mr. Kitrick's office. Roll Call:

Visconti – Yes
Sullivan – Yes

Jordan – Yes
Fuller – Yes

Ramsay – Abstain
Gautier - Yes

Doherty – Yes

B. Variance Application # 2016-03

MSC Enterprises, LLC
158 Oak Lane - Block 292, Lot 12
Zone: GB General Business / Use Variance

Howard Butensky, Esquire and Michael Geller, Engineer for the applicant. Mr. Geller provided a summary of the revised plan dated April 6, 2016. The proposed project will have 7 units, and each unit will have a 10x10 concrete pad in the rear of the site. Each pad will have a 3 foot picket fence behind it for safety and privacy. A 54 inch post & rail fence has been added from tree line to tree line in front of the basin area. A mailbox kiosk and speed bump has also been added to the site. The chairman had still had concern about the safety of the basin not being fenced in. The engineer advised that the basin is a "dry" basin and drains quickly. There was discussions regarding added vegetation to the basin, which applicant agreed to look into so long as it does not interfere with the function of the basin. The stone boulders will be removed from in front of the site and grass will be planted in its place. Mr. Peter's reviewed his letter dated April 12, 2016. Applicant has agreed to work with Taylor Design Group as to landscaping. The multi-family use zone will dictate the conditions for landscaping. The site will contain 4, 2-bedroom units and 3, 1-bedroom units. There will be no HOA. Applicant will contact the township as to trash and recycling pick-up. Mr. Peters discussed the signage and lighting. Lights will be on timers from dusk until mid-night and a motion sensor after mid-night. Mr. Burr made a suggestion on different types of trees to be added, which will be discussed with the board's landscape architect. Mr. Geller discussed the special reasons for the application and Mr. Butensky discussed the economic reasons behind the application. Mr. Butensky has requested a Waiver of site plan due to the fact that the site is already built out and most modifications are interior. The chairman asked if the number of occupants per unit are limited. Applicant, Michele Garofalo, who was reminded that she was still under oath stated that they will follow township regulations as to same. Sworn in Brian Berzinskis, applicant's architect. Mr. Berzinskis testified that occupancy is based on square footage and there is a state code

that regulates same. There will be no property manager on site. The applicant will comply with the requirement of filing a Landlord Filing Statement with the township. Mr. Fuller requested that a speed bump be added to the west side of the site and a handicap parking space in the rear and the applicant will comply. Mr. Peters reminded the board that some matters fall under the jurisdiction of the building official and not this board. No solar is being proposed.

A motion to open to the public was made by Ms. Doherty, with a second by Mr. Jordan. All aye. There being no public wishing to comment, a motion to close to the public was made by Ms. Doherty, with a second by Mr. Jordan. All aye.

Marked as Exhibits A5 & A6 were enlarged plans already provided to the board.

A motion to approve application #2016-03 was made by Ms. Doherty, seconded by Mr. Jordan. Roll Call:

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

8. NEW BUSINESS:

A. Variance Application #2016-04

Gianfrancesco
15 Toms Court - Block 325.112, Lot 16
Zone: R-50 Residential / Bulk Variance

Robert Woodcock, PE, PP for the applicant. Sworn in applicant, Fernando Gianfrancesco. Applicant's residence was damaged in Super Storm Sandy and he is rebuilding a new 1,770 sq. ft. home on pilings. Mr. Peters discussed his review letter. Mr. Peters advised that the house itself complies with the lot coverage, but the raised deck caused it to exceed the maximum lot coverage requirement under the township ordinance. Applicant received the necessary permits and was only sent to the board for the steps, but it was agreed that the lot coverage variance will be included in applicant's relief request. Marked as Exhibits A-1 thru A-4 were color photographs taken on April 13, 2016 by the applicant, and Exhibit A5 was a black and white photo taken by applicant's spouse. Mr. Peters stated that due to the pie shape of the lot, the applicant's deck and stairs would not adversely affect any of the neighbors. It was asked if applicant would consider having the builder turn the last 3 or 4 steps.

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

A motion to approve application #2016-04 was made by Mr. Jordan, seconded by Mr. Visconti. Roll Call:

Visconti – Yes	Jordan – Yes	Ramsay – Yes	Doherty – Yes
Sullivan – Yes	Fuller – No	Gautier - No	

B. Application # 2016-05

Whelan

Mathistown Road

Block 325.20, Lot 11 / Zone: GB General Business & R-75 Residential
Time Extension - Site Plan

Howard Butensky for the applicant. Applicant is seeking an extension of its preliminary site plan approval for a proposed retail site and bank pad. Mr. Butensky provided a brief background of why this application went before the Zoning Board. This site is included in the township's affordable housing plan. Applicant is seeking 2 one-year extensions at this time.

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

On a motion by Ms. Doherty, seconded by Mr. Jordan, the board granted the applicant a one year extension on its existing approval. Roll Call:

Visconti – Yes

Jordan – Yes

Ramsay – Yes

Doherty – Yes

Sullivan – Yes

Fuller – Yes

Gautier - Yes

9. CORRESPONDENCE:

None

10. BOARD DISCUSSION / COMMENTS:

None

11. CLOSED SESSION:

None

12. 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 \$7,490.00 to Remington, Vernick & Vena Engineers,
a payment of \$2,740.54 to Rumpf, Rumpf & Reid,
a payment of \$476.25 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 vouchers was made by Ms. Doherty, seconded by Mr. Jordan. Roll Call:

Visconti – Yes	Jordan – Yes	Ramsay – Yes	Doherty – Yes
Sullivan – Yes	Fuller – Yes	Gautier – Yes	

13. OPEN TO THE PUBLIC:

A motion to open to the public was made by Ms. Doherty, with a second by Mr. Jordan. All aye.

Carl Ulrich (320 Falcon Drive) – Mr. Ulrich asked general questions about a self-supported raised deck (above 18 inches), promoting summer rentals and low income housing.

A motion to close to the public was made by Mr. Visconti, with a second by Ms. Doherty. All aye.

14. ADJOURNMENT:

The meeting was adjourned at 9:05 p.m.

Respectfully submitted,



Robin Schilling,
Zoning Board Recording Secretary



Edward Gautier, Chairman
Township of Little Egg Harbor
Zoning Board