

LITTLE EGG HARBOR TOWNSHIP ZONING BOARD

665 Radio Road
Little Egg Harbor, NJ 08087

Minutes of Meeting Held On May 11, 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, Mr. Armitage (alternate) and Mr. Burr (alternate).

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

5. APPROVAL OF MINUTES -

- A. A motion to approve the minutes of the meeting of April 13, 2016 was made by Mr. Visconti, seconded by Ms. Doherty. Roll Call:

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

- B. Mr. Burr requested that an additional be made to the minutes regarding applicant, Oak Lane LEH, LLC's response to his question regarding a DEP pre-application conference. The minutes will be revised accordingly. On a motion to approve the minutes of the meeting of April 20, 2016 was made by Ms. Doherty, seconded by Mr. Jordan. Roll Call:

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

6. RESOLUTIONS OF MEMORIALIZATION::

A. Resolution #2016-12

MSC Enterprises, LLC - Application #2016-03
158 Oak Lane - Block 292, Lot 12

Mr. Rumpf read Resolution 2016-12 into the record. On a motion by Ms. Doherty, seconded by Mr. Jordan, Resolution 2016-12 was memorialized. Roll Call:

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

B. Resolution #2016-13

Gianfrancesco – Application #2016-04
15 Toms Court - Block 325.112, Lot 16

Mr. Rumpf read Resolution 2016-13 into the record. The Chairman requested that Resolution be revised to include the fact that the applicant received approval from the township for building coverage of 40%. Mr. Rumpf will add such language for clarification. Then on a motion by Mr. Visconti, seconded by Mr. Jordan, Resolution 2016-13 was memorialized. Roll Call:

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

C. Resolution #2016-14

Whelan, Thomas – Application #2016-05
Mathistown Road - Block 325.20, Lot 11

Mr. Rumpf read Resolution 2016-14 into the record. On a motion by Mr. Jordan, seconded by Ms. Doherty, Resolution 2016-14 was memorialized. Roll Call:

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

D. Resolution #2016-15

Oak Lane LEH, LLC - **Application #2014-20A**
180 & 190 Oak Lane - Block 292, Lots 10 & 11

Mr. Rumpf read Resolution 2016-15 into the record. On a motion by Mr. Jordan, seconded by Mr. Visconti, Resolution 2016-15 was memorialized. Roll Call:

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

7. OLD BUSINESS:

None

8. NEW BUSINESS:

A. Variance Application #2016-06

Palmiotto
133 East Hudson Drive
Block 325.106, Lot 32 / Zone: R-50 Residential
Bulk Variance

Sworn in applicant, Anna Palmiotto, Susan Tiraney, applicant's engineer, of Dewberry Engineers, Inc. and Lloyd Vernon of James W. Turner Construction, applicant's contractor. Mr. Vernon testified that the property is the applicant's primary residence that was damaged by Super Storm Sandy. Applicant applied for and received the necessary approvals from the construction

department and after the structure was built it failed for the covered porch encroaching 5 ft. into the frontyard setback. Mr. Peters confirmed that the original submission by the applicant to the township included a covered front porch. Ms. Tiraney provided a copy of the original plot plan evidencing same. The contractor also provided a copy of the plans showing same. The contractor built the structure as originally approved. The shed in the rear of the property was discussed. The original damaged shed was removed, but applicant's son placed a new shed on the rear of the property for storage. Applicant agreed to bring the shed into compliance and submit a revised as built survey showing the new location of the shed.

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

On a motion by Mr. Jordan, seconded by Mr. Visconti, Application #2016-06 was approved. Roll Call:

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

B. Application # 2016-07

Bateman
29 Toms Court
Block 325.112, Lot 9 / Zone: R-50 Residential
Bulk Variance

Applicant, Jean Bateman sworn in. Mr. Peters reviewed his letter dated April 22, 2016. Applicant requires a lot depth variance, where 87 feet is required and the lot depth is 85.1 feet. Applicant has owned the property since 1976 and is a primary residence.

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

On a motion by Mr. Jordan, seconded by Ms. Doherty, Application #2016-07 was approved. Roll Call:

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

As this is applicant's primary residence, Mr. Rumpf read a draft Resolution into the records. On a motion by Ms. Doherty, seconded by Mr. Jordan, Resolution 2016-16 was memorialized. Roll Call:

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

C. Application #2016-08

Cacacie
225 Beaver Dam Road
Block 2, Lot 2 / Zone: PV - Pinelands Village
Bulk Variance

Applicant, Thomas Cacacie, sworn in. Applicant is proposing to construct a 30x60 pole barn in the rear of his property for personal storage. Applicant requires variances due to the fact that an accessory structures cannot exceed 15 ft. in height and a gross floor area of 900 sq. ft. The applicant will remove the existing garage and sheds. No bathrooms or living area are being proposed within the pole barn. Electric and water will be permitted.

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

On a motion by Mr. Jordan, seconded by Mr. Fuller, Application #2016-08 was approved. Roll Call:

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

9. CORRESPONDENCE:

None

10. OPEN TO THE PUBLIC:

A motion to open to the public was made by Mr. Fuller, seconded by Mr. Visconti. All aye. There being no public present, on a motion by Mr. Visconti, seconded by Mr. Jordan the meeting was closed to the public. All aye.

11. BOARD DISCUSSION / COMMENTS:

None

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:

A payment of \$5,425.00 to Remington, Vernick & Vena Engineers,
a payment of \$4,805.31 to Rumpf, Rumpf & Reid,
a payment of \$4,131.50 to Taylor Design Group, Inc. for services rendered; and
a payment of \$100.00 to Robin Schilling as the board's recording secretary (for 4/20/16 meeting).

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

Visconti – Yes
Doherty – Yes

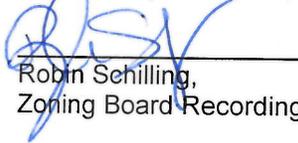
Jordan – Yes
Sullivan – Yes

Ramsay – Yes
Fuller – Yes Gautier - Yes

14. ADJOURNMENT:

A motion to adjourn is made at 8:28 p.m.

Respectfully submitted,



Robin Schilling,
Zoning Board Recording Secretary



Edward Gautier, Chairman
Township of Little Egg Harbor
Zoning Board