

LITTLE EGG HARBOR TOWNSHIP ZONING BOARD

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

Minutes of Meeting Held On September 14, 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. Armitage (alternate). ABSENT - 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 motion to approve the minutes of the meeting of August 10, 2016 was made by Mr. Jordan, seconded by Ms. Doherty. Roll Call:

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

6. RESOLUTIONS OF MEMORIALIZATION:

A. Resolution # 2016-22

Weaver
21 W. Boat Drive
Block 315, Lot 11 / Bulk Variance

After the Resolution of Denial was read into the record by Mr. Rumpf, on a motion by Ms. Doherty, seconded by Ms. Ramsay Resolution 2016-22 was memorialized. Roll Call:

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

B. Resolution # 2016-23

Snell
160 North Ensign Drive
Block 326.24, Lot 53 / Zone: R-50 Residential / Bulk Variance

After the Resolution was read into the record by Mr. Rumpf, on a motion by Ms. Ramsay, seconded by Ms. Doherty Resolution 2016-23 was memorialized. Roll Call:

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

7. OLD BUSINESS:

None

8. NEW BUSINESS:

A. Application # 2016-15
Chavan
Stage Road
Block 280, Lot 6.02 / Zone: R-5A & R-1A Residential
Bulk Variance

Howard Butensky, Esquire for the Applicant.

For the record, the Chairman stated that he knows the applicant, but does not feel it would influence his decision in the application. Also, Mr. Rumpf stated that he had a prior professional relationship with the applicant. Mr. Butensky had no objection to allowing the Chairman or Mr. Rumpf to hear the application.

Sworn in Jeff Daum, applicant's engineer. Marked as Exhibit A-1 was a plan of the 22 acre site described by Mr. Daum. Mr. Daum stated that a substantial portion of the site is protected lands and cannot be built on. Applicant is proposing a gravel driveway on the site. Applicant does not need a Variance for the single story house, just the pole barn (garage) to be built. Applicant testified that the garage will be used for storage of his tractor, boat and other personal items. Applicant does have DEP approval for the site. Marked as Exhibit A-2 were four photographs taken by the applicant of the area where the pole barn will be built, which were described by him. Mr. Chavan stated that the garage will not be visible from the street or by other neighbors. Mr. Chavan also commented that most of the neighbors have pole barns as well. Applicant will comply with the Township's Grading and Drainage Ordinance. No bathroom is being proposed. The pole barn will have electric, but no heat and the only water will be irrigation for a garden in the future. Ms. Doherty asked if the applicant would house animals in the pole barn, which he will not. The proposed pole barn will have a concrete floor. The chairman asked for confirmation that there would not be any sleeping quarters, which there will not. Mr. Sullivan asked if there was ample space for emergency vehicles to access the site. Applicant testified that there was.

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

On a motion by Mr. Sullivan, seconded by Ms. Ramsay, Application #2016-15 was approved.
Roll Call:

Armitage – 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. Jordan, seconded by Ms. Doherty. All aye. There being no public wishing to comment, on a motion by Mr. Jordan, seconded by Ms. Doherty the meeting was closed to the public. All aye.

11. BOARD DISCUSSION / COMMENTS:

The Chairman read into the record instructions to the board regarding clarification of building coverage per the Zoning Officer.

The board was also reminded that if they wanted to attend this year's League of Municipalities Conference in November to let the board secretary know so that they can be registered.

12. CLOSED SESSION:

None

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 \$1,680.00 to Remington, Vernick & Vena Engineers,
a payment of \$2,201.83 to Rumpf, Rumpf & Reid,
a payment of \$1,009.00 to T&M Associates 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 Mr. Armitage, seconded by Ms. Doherty.
Roll Call:

Armitage – Yes
Doherty – Yes

Jordan – Yes
Sullivan – Yes

Ramsay – Yes
Fuller – Yes Gautier - Yes

14. ADJOURNMENT:

A motion to adjourn is made at 7:58 p.m.

Respectfully submitted,



Robin Schilling,
Zoning Board Recording Secretary



Edward Gautier, Chairman
Township of Little Egg Harbor
Zoning Board