

LITTLE EGG HARBOR TOWNSHIP ZONING BOARD
665 Radio Road
Little Egg Harbor, NJ 08087

Minutes of Meeting Held On April 10, 2024

1. Meeting called to order at 7:00 p.m. by Chairman Sullivan.
2. Reading of the Sunshine Law & Notice of Public Meeting.
3. FLAG SALUTE
4. ROLL CALL:

PRESENT Chairman Eugene Sullivan, Vice-Chairman Greg Leszega, Barbara Sterner, Arlene Keenan, William Hollingsworth, Jr., Steve Clanton, Frank Colandrea & William Stenger

ABSENT was Suzanne Musto-Carrara & Kimberly Robinson,

APPEARING FOR THE PROFESSIONALS:

Terry Brady for Debra Rumpf, Esquire of Rumpf Law, Zoning Board Attorney

5. APPROVAL OF MINUTES -

A motion to approve the minutes of the meeting of March 13, 2024 was made by Mr. Leszega, seconded by Ms. Keenan. Roll Call:

Sterner – Abstain	Keenan – Yes	Hollingsworth – Abstain
Clanton – Abstain	Colandrea – Yes	Leszega – Abstain
Sullivan – Yes		

6. RESOLUTIONS OF MEMORIALIZATION:

N/A

7. OLD BUSINESS:

None

8. NEW BUSINESS:

- A. Application #2024-01
Angela Chernitsky
49 West Anchor Drive / Block 311, Lot 30
Bulk Variances

Applicant, Angela Chernitsky, sworn in. Ms. Chernitsky stated that she applied to the construction office for permits for a hot tub and EV charging outlet on December 6, 2023 and never heard back from them, so she went ahead and ordered the hot tub and had it installed. She then said she received a call from the construction office on January 19,

2024 and was advised that she needed a Variance for the hot tub as it encroached in the rear yard setback. She stated that the pilings for the rear raised deck are exactly 15 feet from the bulkhead and 7.8 feet apart. The hot tub is slightly wider and due to the steps needed is to tall to fit under the deck. Ms. Chernitsky stated that they put the hot tub in the location it is so it did not block any of the neighbor's water views. She feels that the hot tub is within the character of the neighborhood since once adjacent neighbor has a pool and so does the property across the lagoon. The Chairman asked the applicant to comment on the engineer's review letter, which she did and also stated that since she purchased the home in 2019, there has not been a street flooding issue in front of their residence. Ms. Keenan asked how tall the hot tub was and suggested that it is a swim spa not a hot tub due to the size. Applicant stated it is 54 inches high. Mr. Leszega asked if there was any other location that the lot tub could be moved to bring it into compliance, and applicant stated there is not.

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

There being no other testimony, on a motion by Mr. Leszega, seconded by Mr. Clanton, application #2024-01 was approved. Roll Call :

Sterner – Yes	Keenan – No	Hollingsworth – Yes
Clanton – Yes	Colandrea – Yes	Leszega – Yes
Sullivan – Yes		

9. CORRESPONDENCE:

None

10. OPEN TO THE PUBLIC:

A motion to open to the public was made by Mr. Leszega, seconded by Ms. Sterner. All aye. There being no public present wishing to comment, on a motion by Mr. Leszega, seconded by Ms. Sterner, the meeting was closed to the public. All aye.

11. BOARD DISCUSSION / COMMENTS / ANNOUNCEMENT:

N/A

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 \$975.00 to Remington, Vernick & Vena Engineers,
a payment of \$121.25 to Rumpf Law, PC,
a payment of \$62.00 to Brady & Kunz;
a payment of \$900.00 to Taylor Design Group
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. _____,
seconded by Mr. _____. Roll Call:

Sterner – Yes	Keenan – Yes	Hollingsworth – Yes
Clanton – Yes	Colandrea – Yes	Leszega – Yes
Sullivan – Yes		


14. ADJOURNMENT:

A motion to adjourn is made by Mr. Leszega, seconded by Ms. Sterner. All aye.

Respectfully submitted,



Robin Schilling,
Zoning Board Recording Secretary



Eugene F. Sullivan, Chairman
Township of Little Egg Harbor
Zoning Board