

LITTLE EGG HARBOR TOWNSHIP ZONING BOARD

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

Minutes of Meeting Held On September 11, 2024

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

PRESENT: Vice-Chairman Greg Leszega, Barbara Sterner, Arlene Keenan, William Hollingsworth, Jr., Kimberly Robinson, Frank Colandrea & Willaim Stenger

ABSENT: Eugene Sullivan, Suzanne Musto-Carrara, Steve Clanton & Louis Mankowski

APPEARING FOR THE PROFESSIONALS:

Brian Rumpf, Esquire of Rumpf Law, Zoning Board Attorney
James Oris, PE, PP, CME, CFM, CPWM of Remington & Vernick,
Zoning Board Engineer

5. APPROVAL OF MINUTES -

A motion to approve the minutes of the meeting of August 14, 2024 was made by Ms. Sterner, seconded by Ms. Keenan. Roll Call:

Sterner – Yes	Keenan – Yes	Hollingsworth – Yes	Robinson – Abstain
Colandrea – Yes	Stenger- Abstain	Leszega - Yes	

6. RESOLUTIONS OF MEMORIALIZATION:

- A. Resolution #2024-11
William Krasner - Application #2024-04
117 North Ensign Drive / Block 326.24, Lot 8

After Mr. Rumpf summarized Resolution #2024-11 into the record, a motion was made by Mr. Hollingsworth, seconded by Mr. Colandrea to memorialize Resolution #2024--11. Roll Call:

Sterner – Yes	Keenan – Abstain	Hollingsworth – Yes	Robinson – Abstain
Colandrea – Yes	Stenger- Yes	Leszega - Yes	

7. OLD BUSINESS:

- A. Application #2024-03 (continued from August 14, 2024)
Glenn R. Van Sickle
31 Forest Edge Drive / Block 261, Lot 7.11
Bulk Variance

By way of letter from the applicant's attorney, this matter has been requested to be carried to the October 9, 2024 meeting, waiving any time constraints the board may have, and no additional notice required.

On a motion by Ms. Sterner, seconded by Mr. Hollingsworth, application #2024-03 was carried to the October 9, 2024 meeting. Roll Call:

Sterner – Yes	Keenan – Yes	Hollingsworth – Yes	Robinson – Yes
Colandrea – Yes	Stenger- Yes	Leszega - Yes	

8. NEW BUSINESS:

- A. Application #2024-05
Christopher Steele
14 Plantation Drive / Block 330.10, Lot 3
Bulk Variances

Applicant, Christopher Steele, sworn in. Mr. Steele is proposing a 676 sq. ft. pole barn for classic car storage and personal use. Mr. Oris reviewed his letter dated July 31, 2024. Applicant is requesting a rear yard setback of 5 feet, where 10 feet is required; a sideyard setback of 5 feet, where 10 feet is required and a height Variance of 17.42 feet, where 15 feet is permitted. The applicant's lot is a bit irregular in shape and if applicant built the pole barn in compliance with the rear and side yard setbacks it would be very close to the residence. There is no negative impact to the neighbors and it is in character of the neighborhood. Mr. Oris asked why the height variance is needed. Mr. Steele stated that it is his hope to acquire additional classic car(s) and eventually install a lift so he can stack them. The only utility applicant is proposing is electric, no water or sewer. There will be no living arrangements, commercial or rental uses associated with the pole barn. All the existing vehicles and household items in the backyard will be housed in the pole barn. Mr. Oris reminded the applicant that he is in a flood zone and will have to comply with the regulations of same. The Vice-Chairman asked about color scheme of the pole barn. The pole barn will match the color of the existing residence, lite gray, with wood trim and a black roof. The Vice-Chairman had concerns with the height and Mr. Steele stated that since he is in a flood zone, his residence is higher and the pole barn will not be higher than the house. Ms. Keenan asked if the temporary shed structure will be removed, which it will. Ms. Robinson asked if there are any existing stormwater issues as this is a large structure. Mr. Steele stated his residence has French drains and there are no existing runoff issues. Mr. Oris asked if the applicant would agree to adding roof leaders on the pole barn, which he agreed.

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

There being no other testimony or questions, on a motion by Mr. Hollingsworth, seconded by Ms. Sterner, application #2024-05 was approved with the conditions agreed upon.
Roll Call:

Sterner – Yes	Keenan – Yes	Hollingsworth – Yes	Robinson – Yes
Colandrea – Yes	Stenger- Yes	Leszega - Yes	

B. Application #2023-11A
AVB Real Estate, LLC
1310 North Green Street / Block 78, Lot 3
Preliminary & Final Site Plan Approval

Kevin Quinlan, Esquire for the applicant. Sworn in applicant's engineer, Matthew Wilder. Applicant previously received a Use Variance for the site and is now seeking preliminary and final site plan approval for eighteen 55+ residential apartments. There is one pre-existing side yard setback of 19.4 feet, where 20 feet is required. The building footprint will not change, all renovations are interior. Marked as Exhibits A-1 & A-2 were color aerial exhibits described by Mr. Wilder. Marked as Exhibit A-3 was a five page site plan previously submitted with the application. Mr. Wilder explained the parking area and circulation around the site. The existing trash enclosure will be replaced with a masonry enclosure and trash will be picked up by a private contractor once a week. Applicant will be adding some plantings to screen the trash enclosure as well. The existing stormwater basin is not properly working and same will be improved so that it will function properly. Marked as Exhibit A-4 was the storm water management report dated 5/22/24 and A-5 was the existing drainage area map dated 5/22/24. Mr. Oris reviewed his letter dated August 26, 2024. Mr. Oris stated that if the applicant is requesting to keep both signs, a variance will be needed. Sworn in Michael Alfieri, managing member of AVB Real Estate, LLC. Mr. Alfieri stated that he only wants to keep the existing brick sign. Mr. Oris also stated that the drainage swale to the north of the site is connected to the Harbor Bay development and same should be taken into consideration. The site will use public water and sewer services. There was discussion as to whether or not an EV charging station is needed. Mr. Oris suggested that the DCA should make this determination and Mr. Quinlan will address same. There was also discussions regarding the affordable housing requirements. Marked as exhibit A-6 was Resolution #2023-21 issued to the applicant. A passive recreation area is being proposed in the front yard near the pond. Ms. Keenan asked if there was a common area within the building, which there is not. The deed for the site will be restricted to 55 and older. Mr. Oris stated he believes part of the bank of the existing stormwater management basin is on county owned property. Mr. Quinlan suggested that since this project will need county approvals, that this be left up to the county if they want the basin re-configured or not. The square footage of the 8 studio and 10 one bedroom units was discussed. Marked as Exhibit A-7 was the Architectural Plan previously submitted with the application. With

there is an affordable housing requirement, they would have say on the size of any such units. Mr. Oris stated that although this township does not have an Ordinance for the size of the units, typically in other municipalities the studios would be 500 sq. ft. and the one bedroom units would be 600 sq. ft. Applicant will comply with all UCC requirements as to unit size. Applicant exceeds the parking requirements for the proposed use. The possibility of a passive recreation area in the rear of the site, including, but not limited to a gazebo / shade structure, BBQ, and seating areas was discussed. Mr. Rumpf asked if the units would be rentals, which they will be. One of the units will be offered to a superintendent at a reduced rate. There is a storage area for equipment to be used on site. A letter will be sent to West Tuckerton Fire Department for site review. There is a proposed washer dryer area for use by the residents. The existing oil tank will be removed. Each unit will have its own heating and cooling unit. There will be no short term rental, such as an Air B&B. Mr. Oris explained that the board has the option to grant preliminary approval only and have the applicant come back for final approval once it is determined if there is an affordable housing requirement, EV charging spot and unit size requirement.

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

There being no other testimony or questions, on a motion by Ms. Robinson, seconded by Mr. Hollingsworth, application #2023-11A received preliminary approval only, with the conditions agreed upon. Roll Call:

Sterner – Yes	Keenan – Yes	Hollingsworth – Yes	Robinson – Yes
Colandrea – Yes	Stenger- Yes	Leszega - Yes	

9. CORRESPONDENCE:

None

10. OPEN TO THE PUBLIC:

There was no public present, accordingly the meeting was not opened to the public.

11. BOARD DISCUSSION / COMMENTS / ANNOUNCEMENT:

N/A

12. CLOSED SESSION:

N/A

13. PAYMENT OF VOUCHERS:

The following vouchers were presented for payment: (a) a payment of \$2,320.00 to Remington, Vernick & Vena Engineers, (b) a payment of \$887.83 to Rumpf Law, PC; and (c) a payment of \$100.00 to Robin Schilling as the board's recording secretary.

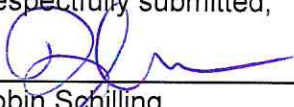
A motion to approve payment of vouchers was made by Ms. Stener, seconded by Mr. Hollingsworth. Roll Call:

Sterner – Yes	Keenan – Yes	Hollingsworth – Yes	Robinson – Yes
Colandrea – Yes	Stenger- Yes	Leszega - Yes	

14. ADJOURNMENT:

The meeting was adjourned at 8:35 p.m.

Respectfully submitted,



Robin Schilling,
Zoning Board Recording Secretary



Greg Leszega, Vice-Chairman
Township of Little Egg Harbor
Zoning Board