

LITTLE EGG HARBOR TOWNSHIP ZONING BOARD

665 Radio Road
Little Egg Harbor, NJ 08087

Minutes of Meeting Held On October 9, 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, Barbara Sterner, Suzanne Musto-Carrara, Arlene Keenan, William Hollingsworth, Jr., Frank Colandrea & William Stenger

ABSENT were Greg Leszega Steve Clanton, Kimberly Robinson & Louis Mankowski

APPEARING FOR THE PROFESSIONALS:

Debra 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 September 11, 2024 was made by Mr. Hollingsworth, seconded by Ms. Sterner. Roll Call:

Sterner – Yes	Carrara – Abstain	Keenan – Yes	Hollingsworth- Yes
Colandrea – Yes	Stenger – Yes	Sullivan - Abstain	

6. RESOLUTIONS OF MEMORIALIZATION:

- A. Resolution #2024-12
Christopher Steele – Application #2024-05
14 Plantation Drive / Block 330.10, Lot 3
Bulk Variances

After Ms. Rumpf read Resolution #2024-12 into the record, a motion was made by Ms. Sterner, seconded by Mr. Hollingsworth, to memorialize Resolution #2024-12. Roll Call:

Sterner – Yes	Carrara – Abstain	Keenan – Yes	Hollingsworth- Yes
Colandrea – Yes	Stenger – Yes	Sullivan - Abstain	

- B. Resolution #2024-13
AVB Real Estate, LLC – Application #2023-11A
1310 North Green Street / Block 78, Lot 3
Preliminary Site Plan Approval

After Ms. Rumpf read Resolution #2024-13 into the record, a motion was made by Ms. Sterner, seconded by Mr. Hollingsworth, to memorialize Resolution #2024-13. Roll Call:

Sterner – Yes	Carrara – Abstain	Keenan – Yes	Hollingsworth- Yes
Colandrea – Yes	Stenger – Yes	Sullivan - Abstain	

7. OLD BUSINESS:

- A. Application #2024-03
Glenn R. Van Sickle
31 Forest Edge Drive / Block 261, Lot 7.11
Bulk Variance

At the request of applicant's attorney, this matter will be carried to the November 13, 2024 meeting, waiving any time constraints the board may have, and no additional notice required. The Chairman suggested that if the applicant is not ready to move forward at the November meeting, that the application be withdrawn.

On a motion by Ms. Sterner, seconded by Ms. Carrara, application #2024-03 was carried to the November 13, 2024 meeting. Roll Call:

Sterner – Yes	Carrara – Yes	Keenan – Yes	Hollingsworth- Yes
Colandrea – Yes	Stenger – Yes	Sullivan - Yes	

8. NEW BUSINESS:

- A. Anthony Panfilin
Application #2024-06
130 East Sail Drive / Block 324, Lot 8
Bulk Variances

Richard Kitrick, Esquire for the applicant. Mr. Kitrick provided the background of the site and the prior approval received and issues post Super Storm Sandy. The site contains numerous pre-existing non-conformities. Currently there are no rear decks on the raised house and only one ingress / egress at the residence. Applicant is asking for a Variance to allow a four foot deck so that there is a second ingress / egress from the residence. The current owner cleaned up the site, replaced the floating dock and fixed plumbing and electrical issues, as evidenced by the before and after photographs provided to the board. Mr. Kitrick stated that almost all of the neighboring residences have some type of rear deck. Marked as Exhibits A-1 thru A-4 were photos of the site taken in June, 2024. Mr. Oris reviewed his letter dated September 6, 2024 and stated that the prior resolution (#2013-19) for the property granted relief of the pre-existing non-conformities. Mr. Oris stated that the subject lot has the least amount of depth in the area and the addition of a small deck would not be detriment. The Chairman asked if the deck would be covered, which it will not. Ms. Keenan asked if there will be a second set of stairs, which there will not be. The applicant only has a temporary CO at the present time. Sworn in Joe and Jane Palandro, who reside at 126 East Sail Drive, and stated that the current owner has brought the site into pristine condition.

On a motion by Ms. Sterner, seconded by Mr. Hollingsworth, 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.

Mr. Stenger asked if the air conditioning unit required any variance relief and Ms. Keenan asked if the applicant considered a set of stairs under the house.

There being no further testimony or questions, on a motion by Ms. Sterner, seconded by Mr. Stenger, application # 2024-06 was approved. Roll Call:

Sterner – Yes	Carrara – Yes	Keenan – Yes	Hollingsworth- Yes
Colandrea – Yes	Stenger – Yes	Sullivan - Yes	

9. CORRESPONDENCE:

N/A

10. OPEN TO THE PUBLIC:

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

11. BOARD DISCUSSION / COMMENTS / ANNOUNCEMENT:

Ms. Rumpf advised the board that the Seaside Capital hearing would be held on October 10, 2024.

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 \$3,970.00 to Remington, Vernick & Vena Engineers,
a payment of \$4,141.33 to Rumpf Law, PC,
a payment of \$1,442.00 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. Hollingsworth, seconded by Ms. Sterner. Roll Call:

Sterner – Yes	Carrara – Yes	Keenan – Yes	Hollingsworth- Yes
Colandrea – Yes	Stenger – Yes	Sullivan - Yes	

14. ADJOURNMENT:

The meeting was adjourned at 7:50 p.m.

Respectfully submitted,



Robin Schilling,
Zoning Board Recording Secretary



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