

LITTLE EGG HARBOR TOWNSHIP ZONING BOARD

665 Radio Road
Little Egg Harbor, NJ 08087

Minutes of Meeting Held On January 8, 2025

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. OATH OF OFFICE

Ms. Rumpf swore in board members: Greg Leszega, Frank Colandrea, William Stenger & John Greco

5. ROLL CALL:

PRESENT Greg Leszega, Barbara Sterner, Suzanne Musto-Carrara, Arlene Keenan, William Hollingsworth, Jr., Steve Clanton, Frank Colandrea, Kimberly Robinson, William Stenger & John Greco

ABSENT was Louis Mankowski

APPEARING FOR THE PROFESSIONALS:

Debra Rumpf, Esquire of Rumpf Law, Zoning Board Attorney
Pam Hilla of Remington & Vernick, Zoning Board Engineer

6. EXECUTIVE SESSION

On a motion by Ms. Carrara, seconded by Mr. Clanton, the board went into executive session and all other parties left the courtroom. All aye.

On a motion by Mr. Hollingsworth, seconded by Ms. Keenan, the meeting re-convened. All aye.

7. ANNOUNCEMENTS

The board secretary announced that during Executive Session, the board made the following appointments:

- A. Board Attorney – Rumpf Law
- B. Board Engineer – Remington & Vernick
- C. Board Landscape Architect – Remington & Vernick
- D. Board Chairman – Greg Leszega
- E. Board Vice-Chairman – Suzanne Musto-Carrara
- F. Board Secretary – Robin Schilling

On a motion by Mr. Colandrea, seconded by Mr. Clanton, the foregoing appointments were approved. Roll Call:

Sterner – Yes
Colandrea – Yes

Keenan – Yes
Carrara – Yes

Hollingsworth – Yes
Leszega – Yes

Clanton – Yes

8. APPROVAL OF MINUTES -

A motion to approve the minutes of the meeting of November 13, 2024 was made by Ms. Sterner, seconded by Ms. Carrara. Roll Call:

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

9. RESOLUTIONS OF MEMORIALIZATION:

None

10. OLD BUSINESS:

N/A

11. NEW BUSINESS:

- A. Application #2024-10
Amalia Denisco
14 South Miami Drive
Block 325.30, Lot 8
Bulk Variance

Richard Kitrick, Esquire for the applicant. Applicant raised her home after Super Storm Sandy and subsequently her husband, who handled all construction related matters, passed away. Mr. Kitrick stated that the applicant originally wanted to add a full screened in area on the second floor deck, but was told they would require a Variance, so they opted for an awning over the deck instead in 2020. Sworn in applicant, Amelia Denisco. Mr. Kitrick stated that the awning does not block and of the neighbors views and there are already gutters on the deck. Applicant is willing to add French drains if she needs to. The 2018 Denial from the Zoning Officer was for the screened room, not the awning. Applicant stated that she did not know that she was in violation until she received a letter last summer from the township. Mrs. Rumpf asked if the deck awning was consistent with the neighborhood, which applicant stated yes. Mr. Kitrick stated that his client understands that if this application is approved, she would have to go to the construction department at the township and obtain all necessary permits for the awning. Applicant requires a Variance for maximum building coverage of 37%, where 30% is permitted. Ms. Keenan asked if the applicant has any intention of enclosing the deck, which she stated she does not. The Chairman inquired since the decking is a solid fiberglass surface, does this count against the building coverage as well. Ms. Hill stated that per the township Ordinance, it does not.

On a motion by Mr. Colandrea, seconded by Mr. Clanton, the application was opened to the public. All aye.

Howard Schertzer (sworn in) – Mr. Schertzer lives at 8 South Miami Drive and has no objection to the applicant's request being approved.

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

Mr. Stenger asked if the front porch added to the maximum building coverage. Ms. Hilla stated that it does, but was already included in the calculation,

The board agreed that the requirement for the applicant to add a driveway apron would be waived.

On a motion by Mr. Colandrea, seconded by Mr. Clanton, application #2024-10 was approved with the conditions that applicant would obtain all necessary building permits and the deck would never be allowed to be enclosed. Roll Call:

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

- B. Application #2024-11
Geoff & Debra Bolich (Ocean Gem, LLC)
17 Lake Saint Claire Drive
Block 325.54, Lot 10
Bulk Variances

Scott Schoellhopf of Shoreline Pools of NJ, LLC, appeared with his clients Geoff and Debra Bolich. The parties were sworn in by Mrs. Rumpf. Applicants are proposing an in-ground pool 10 feet from the bulkhead, where 15 feet is required. Ms. Keenan asked about the size of the pool, which will be an "L" shaped 15x22 pool. The Chairman asked the structural integrity of the bulkhead handling the pool and if a grading plan was submitted. Applicant stated that when they purchased the home, they had a bulkhead inspection done and that their engineer submitted a letter to the township's construction office. Ms. Hilla reviewed Remington & Vernick's letter dated December 17, 20024. Applicant also was in receipt of a DEP letter. Mrs. Rumpf suggested that the applicant provide the board with copies of the aforementioned letters and that the plan be revised to reflect all setbacks to the pool, heater, filter and the comments of the engineer's review letter. Mrs. Rumpf suggested that that the application be carried to allow for the necessary paperwork to be submitted and survey revised. The applicants agreed to waive any time constraints the board was on making a decision.

On a motion by Mr. Hollingsworth, seconded by Ms. Sterner, application #2024-+11 was carried to the February 5, 2025 meeting with no additional notice required. Roll Call:

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

12. CORRESPONDENCE:

None

13. 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 wishing to comment, on a motion by Ms. Sterner, seconded by Mr. Hollingsworth, the meeting was closed to the public. All aye.

14. 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 \$420.00 to Remington, Vernick & Vena Engineers,
a payment of \$70.00 to Taylor Design Group, Inc. 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. Hollingsworth, seconded by Mr. Clanton. Roll Call:

Sterner – Yes
Colandrea – Yes

Keenan – Yes
Carrara – Yes

Hollingsworth – Yes
Leszega – Yes

Clanton – Yes

15. BOARD DISCUSSION / COMMENTS:

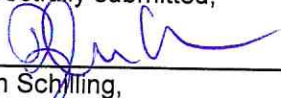
Mrs. Rumpf updated the board on the status of the Seaside Capital litigation.

New board member John Greco was welcomed.

16. ADJOURNMENT:

A motion to adjourn was made by Mr. Hollingsworth, seconded by Ms. Sterner. All aye.

Respectfully submitted,



Robin Schilling,
Zoning Board Recording Secretary



Greg Leszega, Chairman
Township of Little Egg Harbor
Zoning Board