

CITY OF ESTELL MANOR  
Planning Board Meeting Minutes  
March 04, 2014

The Estell Manor Planning Board Meeting was held on the above date at 7:00 p.m. in the Municipal Building, 148 Cumberland Avenue, Estell Manor, New Jersey.

Chair Lea called the meeting to order at 7:00pm. The Open Public Meetings Notice was read. The flag salute was recited in unison.

Roll call was taken.

Roll Call Present: Mayor Teasenfitz  
Mr. Kellner  
Mrs. Givens  
Chair Lea  
Mr. Taggart  
Mr. Goodman  
Mrs. Gieryck  
Mr. Miller  
Mr. Holt  
Mr. Carmen

Absent: Mrs. Martyn  
Mr. Anderson  
Mr. Owens

Also Present: Mr. Schroeder, Solicitor  
Mr. Caregnato, Zoning Officer  
Mrs. Kent, Secretary

---

Mr. Anderson gave prior notice of his absence.

**Approval of Minutes**

Motion made by Mayor Teasenfitz and seconded by Mr. Miller to approve the minutes for February 04, 2014 with a correction to typing error. All in favor called. Motion carried. Mr. Goodman and Mr. Taggart abstained.

**Zoning Officer's Report**

Motion to approve zoning officer's reports for January 2014 made by Mr. Goodman and seconded by Chair Lea. All in favor called. Motion carried.

Zoning Officer gave updates on Fred Tharpe matter, he did a inspection and submitted report to municipal judge but the court date was cancelled due to inclement weather. Also, debris pile on Pilla property is finally gone.

**Correspondence**

Letter dated February 14, 2014 from Lomax Consulting Group regarding Atlantic County Park submitting Flood hazard Area Verification and Individual Permit.

Motion to accept the correspondence made by Chair Lea and seconded by Mr. Goodman. All in favor. Motion carried.

**New Business**

Extension/Re-Approval of LD Shank, Block 63 Lot 1, Minor Subdivision

Morgan Shank testified that the referenced property that was owed by his parent is now owned by him. Due to failing health and living out state his parents were not able to finalize the paperwork with the county for the subdivision back in 2012 when it was granted.

Motion to grant extension of approval up to one year made by Chair Lea and seconded by Mayor Teasenfitz. Roll call.

Mrs. Giercyk	y
Ms. Givens	y
Mr. Goodman	abstain
Mr. Kellner	y
Mr. Miller	y
Mr. Taggart	y
Mr. Holt	y
Mayor Teasenfitz	y
Chair Lea	y

All in favor. Motion carried.

Mayor Teasenfitz updated the Board that the Property Maintenance Ordinance was scheduled to be introduced at the next Council Meeting. Also, Council was working on the Flood Plain Ordinance and looking into updating the City Code Book.

Motion to memorialize **Resolution R 03-2014** Matthew Smaniotto – Block 5, Lot 9.01 – Hardship Variance Easement and **Resolution R-04-2014** resolution appointing James Schroeder of Schroeder Law Group as Planning/ Zoning Board Solicitor made by Chair Lea and seconded by Mayor Teasenfitz. All in favor. Motion carried. Mr. Goodman abstained.

Mr. Goodman asked about the status of the removal of the big oak near his house and was advised that the county was going to take of it.

Motion to open meeting to public made by Mr. Goodman and seconded by Chair Lea. All in favor. Motion carried.

No one spoke.

Motion to close meeting to public made by Mr. Goodman and seconded by Chair Lea. All in favor. Motion carried.

Motion to adjourn meeting made by Mr. Goodman and seconded by Chair Lea. All in favor. Motion carried.

Meeting adjourned at 7:36pm.

Respectfully submitted,

Linda L. Kent  
Planning Board Secretary