

LITTLE EGG HARBOR TOWNSHIP PLANNING BOARD

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

Minutes of Meeting Held On March 3, 2022

Regular Meeting, Thursday, March 3, 2022, 7:00 p.m., Municipal Court Room, 1st Floor,
665 Radio Road, Little Egg Harbor, New Jersey.

1. READING OF THE OPEN PUBLIC MEETING STATEMENT

2. SALUTE TO THE FLAG.

3. ROLL CALL

Chairman George Garbaravage, Vice-Chairman Ed Andrew, Mayor John Kehm, Deputy
Mayor Blaise Scibetta, Brad Griffin & Kathy Tucker

Absent: Matthew Benn

APPEARING FOR THE PROFESSIONALS:

Terry Brady, Esq., of Brady & Kunz, Planning Board Attorney
Pam Hilla, PE, CME, CFM of Remington & Vernick, Planning Board Engineer

4. ANNOUNCEMENTS

The board secretary reminded new members that they are required to attend a
mandatory training class with 18 months of their appointment and the spring dates are
set forth in The Planner.

5. APPROVAL OF MINUTES

On a motion by Mr. Andrew, seconded by Ms. Tucker, the minutes of the February 3,
2022 Planning Board meeting were moved for approval. All aye.

6. ADMINISTRATIVE MATTER

None

7. MATTERS OF DISCUSSION

None

8. MEMORIALIZATION OF RESOLUTIONS

None

9. APPLICATIONS FOR CONSIDERATION

- A. Elayne & Philip Koblensky
Application #2022-02
20 Fire House Drive
Block 169, Lots 9.02 & 9.03
Minor Subdivision

James S. Raban, Esquire for the applicants. Applicants are seeking minor subdivision approval for two existing lots, which would create four lots, with no Variances. Sworn in James Brzozowski, PP & PE, who provided his background. Mr. Brzozowski summarized the site and proposed new lots. Three of the four lots will have 90 foot frontage, with the remaining lot having 102 foot frontage. There is a wetlands buffer in the rear of the site, which will require a buffer. The two existing dwellings will remain. Marked as Exhibit A-1 was Applicant's DEP Letter of Interpretation. Ms. Hilla inquired if a CAFRA permit would be required, in which applicant's engineer said it is not required. Ms. Hilla also asked for additional information on the existing driveways and if any variances were granted in the original subdivision for same. Applicant is not proposing any changes to the existing driveways. The existing shed will be relocated behind the house on Lot 9.02. The two proposed new lots would have to appear before the Zoning Board of Adjustment if any Variances would be required for building. Ms. Hilla asked about the existing concrete driveway apron / pad. Sworn in applicant, Elayne Koblensky. Applicants have owned the property for approximately 50 years, and reside in one of the two residences. The other residence is rented out. Ms. Koblensky said the concrete pad was installed a few years ago, for additional parking. Applicant is not sure if permits were obtained for the installation of this concrete pad. The existing garage was also discussed, which has been on the site for approximately 40 years. The Chairman asked about the Riparian Buffer, which would be an outside agency approval. The location of the wells and septs were briefly discussed. Mr. Scitbetta asked for some clarification on the driveways, in which Mr. Brady advised that the applicants are only asking for subdivision approval, any further Variances would be applied for if needed for the new construction. Mr. Scitbetta also asked for clarification regarding the conditions of approvals, in which Mr. Brady responded that it is an acceptable practice to place conditions, such as the status of the concrete pad, as a condition of approval.

On a motion by Mr. Kehm, seconded by Mr. Andrew, the application was opened to the public. All aye. There being no public wishing to comment, on a motion by Mr. Kehm, seconded by Mr. Andrew, the meeting was closed to the public. All aye.

On a motion by Mr. Kehm, seconded by Mr. Andrew, application #2022-02 was moved for approval with the conditions set forth regarding the concrete pad and Riparian Buffer.

Roll Call:

Tucker – Yes	Griffin – Yes	Vaux – Yes	Scibetta – Yes
Kehm – Yes	Andrew – Yes	Garbaravage - Yes	

B. James & Noreen Callahan
Application #2022-03
13 West Raritan Drive
Block 325.100, Lot 8.01
Minor Subdivision

Richard Kitrick, Esquire for the applicants. Mr. Kitrick explained the existing lot was previously consolidated from two lots. Applicants which to subdivide the site back to two 50x100 lots. Sworn in Noreen Callahan. Mrs. Callahan stated that her daughter will remain living in the residence on one of the lots and they will sell the other lot. No Variances are being requested. The shed set forth on the survey has been relocated into compliance. The ground level dock and shed on the vacant lot will be removed.

On a motion by Mr. Kehm, seconded by Mr. Andrew, the application was opened to the public. All aye. There being no public wishing to comment, on a motion by Mr. Andrew, seconded by Mr. Scibetta, the meeting was closed to the public. All aye.

On a motion by Mr. Andrew, seconded by Mr. Scibetta, application #2022-03 was moved for approval with the conditions set forth.

Roll Call:

Tucker – Yes	Griffin – Yes	Vaux – Yes	Scibetta – Yes
Kehm – Yes	Andrew – Yes	Garbaravage - Yes	

10. PUBLIC COMMENT

On a motion by Mr. Kehm, seconded by Mr. Andrew, the meeting was opened to the public. All aye. There being no public wishing to comment, on a motion by Mr. Andrew, seconded by Mr. Kehm, the meeting was closed to the public. All aye.

11. PAYMENT OF VOUCHERS

On a motion by Mr. Kehm, seconded by Mr. Andrew, the following payments were approved:

1. \$164.00 to T&M Associates;
2. \$728.50 to Brady & Kunz; and
4. \$100.00 to Robin Schilling, Recording Secretary.

Roll Call:

Tucker – Yes
Kehm – Yes

Griffin – Yes
Andrew – Yes

Vaux – Yes
Garbaravage - Yes

Scibetta – Yes

12. ADJOURNMENT

There being no further business, on a motion by Mr. Andrew, seconded by Mr. Scibetta, the meeting was adjourned. All aye.

Respectfully submitted,



Robin Schilling,
Planning Board Recording Secretary



George Garbaravage, Chairman
Planning Board