

LITTLE EGG HARBOR TOWNSHIP PLANNING BOARD
665 Radio Road
Little Egg Harbor, NJ 08087

Minutes of Meeting Held On September 2 , 2021

Regular Meeting, Thursday, September 2, 2021, 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

Vice-Chairman Ed Andrew, Committeeman Blaise Scibetta, Matthew Benn & Dan Maxwell

Absent: Chairman George Garbaravage, Mayor John Kehm, Mark Ellis & Joseph Castaldo

APPEARING FOR THE PROFESSIONALS:

Terry Brady, Esq., of Brady & Kunz, Planning Board Attorney
Jason Worth, PE, PP, CME of T & M Associates, Planning Board Engineer

4. ANNOUNCEMENTS

The board secretary announced that board member, Dan Maxwell, completed his mandatory training class.

5. APPROVAL OF MINUTES

On a motion by Mr. Benn, seconded by Mr. Maxwell, the minutes of the June 3, 2021 Planning Board meeting were moved for approval. Roll Call:

Benn – Yes Maxwell - Yes Scibetta – Yes Andrew – Yes

6. ADMINISTRATIVE MATTER

None

7. MATTERS OF DISCUSSION

- A. Ordinance of the Township of Little Egg Harbor, County of Ocean, State of New Jersey Amending and Supplementing Chapter 299 of the Township Code of the Township of Little Egg Harbor entitled "Streets and Sidewalks" so as to add Article V, entitled "Rights of Way"

The board engineer provided an overview of the Ordinance being proposed by the Township Committee.

On a motion by Mr. Benn, seconded by Mr. Maxwell, the board agreed to approve the Ordinance change and return it to the committee for final approval. Roll Call:

Benn – Yes Maxwell - Yes Scibetta – Yes Andrew – Yes

- B. Ziman Trucking, LLC**
Information Application #2021-03
Thomas Avenue
Block 87, Lots 1, 3, 30, 37, 40, 46 & 50
Block 90, Lots 11, 16, 21, 27, 31, 82 & 90
Block 91, Lots 1, 5, 25, 52, 57 & 67

Kevin Quinlan, Esquire for the applicant. Mr. Quinlan's client is the contract purchaser of a parcel located on Thomas Avenue and formerly owned by Pinelands Community Church. The site consists of 22 lots and the applicant is proposing a 10 single family lot sub-division, and detention basin. Mr. Quinlan discussed the variances that would be needed for the proposed lots. Mr. Worth asked if sidewalks are being proposed, which the applicant is not proposing at this time. Sworn in Michael Ziman, principal. Mr. Worth asked if additional property could be acquired to eliminate some of the variances that would be needed. Mr. Ziman stated that he did reach out to the township with regard to some of the properties they own and noted that some of the parcels are deemed Open Space. The Vice-Chairman stated he had concerns with the size and non-conformity of one of the lots and suggested looking to see if it could be made more in compliance. Mr. Brady put on the record that one of the board members is an adjacent property owner, but since this is an informal presentation, he did not need to step down, nor did he ask any questions. Mr. Worth suggested the applicant reach out to the emergency services with their proposal for their comments.

8. MEMORIALIZATION OF RESOLUTIONS

N/A

9. APPLICATIONS FOR CONSIDERATION

- A. Gary Jones – Minor Subdivision**
61 Dock Street / Block 175, Lot 16
Application #2021-02

Mr. Brady asked the applicant if he was granting permission for his engineer to speak on his behalf, which he is.

Sworn in Douglas Klee, applicant's engineer. Mr. Klee described the site as a vacant lot, which the applicant wishes to sub-divide into two separate buildable lots, with variances for lot width on both lots and an accessory sideyard setback for an existing garage on lot 16.01. The existing septic tank will remain and be used for one of the two lots and the other lot will have a septic tank installed. Mr. Worth discussed his review letter. The existing non-conforming garage will remain on one of the lots. Driveway access to the house and garage was discussed, as was roof run-off.

On a motion by Mr. Benn, seconded by Mr. Maxwell, this matter was opened to the public. All aye.

Peter Ferwerda – Mr. Ferwerda believes the applicant should be made to be compliant.

On a motion by Mr. Benn, seconded by Mr. Maxwell, this matter was closed to the public. All aye.

There being no other testimony or questions, on a motion by Mr. Benn, seconded by Mr. Maxwell, application #2021-02 was approved.

Roll Call:

Benn – Yes

Maxwell - Yes

Scibetta – No

Andrew – Yes

10. PUBLIC COMMENT

On a motion by Mr. Benn, seconded by Mr. Maxwell, the meeting was opened to the public. All aye.

Peter Ferwerda – Mr. Ferwerda asked about compliance with the Pinelands Commission as to the proposed Ordinance change. Both Mr. Brady and Mr. Worth responded that the township is doing everything properly with regard to the Ordinance change with the Pinelands Commission.

On a motion by Mr. Benn, seconded by Mr. Maxwell, the meeting was closed to the public. All aye.

11. PAYMENT OF VOUCHERS

On a motion by Mr. Benn, seconded by Mr. Maxwell, the following payments were approved:

1. \$785.25 to T&M Associates;
2. \$992.00 to Brady & Kunz; and
3. \$100.00 to Robin Schilling, Recording Secretary.

Roll Call:

Benn – Yes

Maxwell - Yes

Scibetta – Yes

Andrew – Yes

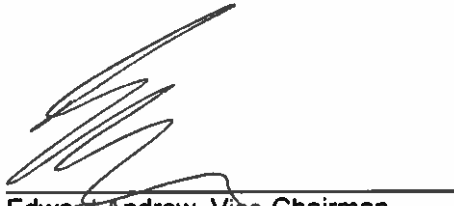
12. ADJOURNMENT

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

Respectfully submitted,



Robin Schilling
Planning Board Recording Secretary



Edward Andrew, Vice-Chairman
Planning Board