

LITTLE EGG HARBOR TOWNSHIP PLANNING BOARD

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

Minutes of Meeting Held On April 7, 2022

Regular Meeting, Thursday, April 7, 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, Deputy Mayor Blaise Scibetta, Brad Griffin, Matthew Benn, Kathy Tucker & Ryan Vaux / Absent: Mayor John Kehm

APPEARING FOR THE PROFESSIONALS:

Terry Brady, Esq., of Brady & Kunz, Planning Board Attorney
James Oris, PE, PP, CME, CPWM of Remington & Vernick, Planning Board Engineer

4. ANNOUNCEMENTS

None

5. APPROVAL OF MINUTES

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

6. ADMINISTRATIVE MATTER

None

7. MATTERS OF DISCUSSION

None

8. MEMORIALIZATION OF RESOLUTIONS

- A. RESOLUTION #2022-09**
Elayne & Philip Koblenky
Application #2022-02
20 Fire House Drive
Block 169, Lots 9.02 & 9.03
Minor Subdivision

On a motion by Mr. Andrew, seconded by Mr. Vaux, Resolution #2022-09 was moved for approval. Roll Call:

Benn – Abstain	Tucker – Yes	Griffin – Yes	Vaux – Yes
Scibetta – Yes	Andrew – Yes	Garbaravage - Yes	

- B. RESOLUTION #2022-10**
James & Noreen Callahan
Application #2022-03
13 West Raritan Drive
Block 325.100, Lot 8.01
Minor Subdivision

On a motion by Mr. Andrew, seconded by Mr. Scibetta, Resolution #2022-10 was moved for approval. Roll Call:

Benn – Abstain	Tucker – Yes	Griffin – Yes	Vaux – Yes
Scibetta – Yes	Andrew – Yes	Garbaravage - Yes	

9. APPLICATIONS FOR CONSIDERATION

- A. APPLICATION #2022-01**
Mystic Island Volunteer Fire Department
Preliminary and Final Major Site Plan Approval with Variances
116 Pilsudski Way / Block 326.101, Lot 14.01

Robert Rue, Esquire for the Applicant. Sworn in Jeffrey Petrauskas, President of the Mystic Island Fire Company ("MIFC"). Mr. Petrauskas provided an overview of the existing MIFC site as well as the property acquired for additional storage, maintenance of equipment and vehicles and parking. The proposed 7,155 sq. ft. building will not be used or rentals or other functions, only storage and maintenance of equipment and vehicles. There will be a small breakroom and bathroom for use by the members. Sworn in Robbie Conley, the Applicant's architect and planner, who provided his background. Mr. Conley discussed the bulk variances needed for the two frontyards and pre-existing non-conformities and the waivers being requested. Mr. Conley stated that the proposed use fits within the zoning and master plan of the township and is a beneficial use for the community. Mr. Oris reviewed the engineering letter dated February 18, 2022. Mr. Oris has concerns with the Applicant's request for a site plan and stormwater management waivers. Mr. Oris also had concerns with the survey being outdated and should be dated. Mr. Petrauskas stated that there is a survey from 2021 and he will provide same to Mr. Oris. Mr. Oris stated that the Applicant's lighting plan should be added to the plan. No new signage is being proposed. No buffering is being proposed. Mr. Conley will provide Mr. Oris with impervious coverage calculations, and the board will allow Mr. Oris to review same and determine if a site plan is required or can be waived.

On a motion by Mr. Andrew, seconded by Mr. Scibetta 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 application was closed to the public. All aye.

There being no further comments or questions, on a motion by Mr. Andrew, seconded by Mr. Benn, Application #2022-01 was approved with the following conditions (1) Variances for frontyard setbacks on Pilsudski Way and Kosciusko Way; (2) a lighting plan will be provided; (3) updated survey will be provided; (4) a grading plan will be provided with drainage plans acceptable by the board engineer; (5) impervious coverage calculations will be provided; (6) waivers for buffering and environmental impact statement and (7) revised plans submitted; and compliance with the board engineer's letter dated February 18, 2022.

10. PUBLIC COMMENT

There was no public present, so accordingly the meeting was not opened to the public.

11. PAYMENT OF VOUCHERS

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

1. \$3,386.00 to Remington & Vernick Engineers;
2. \$164.00 to T&M Associates;
3. \$1,767.00 to Brady & Kunz; and
4. \$100.00 to Robin Schilling, Recording Secretary.

Roll Call:

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

12. ADJOURNMENT

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

Respectfully submitted,



Robin Schilling,
Planning Board Recording Secretary



George Garbaravage, Chairman
Planning Board