

LITTLE EGG HARBOR TOWNSHIP PLANNING BOARD

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

Minutes of Meeting Held On September 1, 2022

Regular Meeting, Thursday, September 1, 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

Vice-Chairman Ed Andrew, Brad Griffin, Kathy Tucker & Ryan Vaux

Absent: Chairman George Garbaravage, Mayor John Kehm & Matthew Benn

Deputy Mayor Blaise Scibetta, arrived after the initial roll call

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
Scott Taylor, of Taylor Design Group, Planning Board Landscape Architect

4. ANNOUNCEMENTS

None

5. APPROVAL OF MINUTES

On a motion by Mr. Griffin, seconded by Ms. Tucker, the minutes of the June 2, 2022 Planning Board meeting were moved for approval. Roll Call:

Tucker – Yes

Griffin – Yes

Vaux – Yes

Andrew – Abstain

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 212 Land Development of the Township Code of the Township of Little Egg Harbor so as to create Chapter 215, Land Use and Development

Mr. Oris explained that he has been working with the Township Clerk to re-codify Chapter 212 to include it in the Ordinance instead of being a separate document (Chapter 15). There are no changes to the Ordinance, only a re-numbering.

8. MEMORIALIZATION OF RESOLUTIONS

A. RESOLUTION 2022-14

Ordinance of the Township of Little Egg Harbor, County of Ocean, State of New Jersey Amending and Supplementing Chapter 212 Land Development of the Township Code of the Township of Little Egg Harbor so as to create Chapter 215, Land Use and Development

On a motion by Mr. Griffin, seconded by Mr. Vaux, Resolution #2022-14 was moved for approval. Roll Call:

Tucker – Yes Griffin – Yes Vaux – Yes Andrew - Yes

9. PUBLIC COMMENT

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

10. PAYMENT OF VOUCHERS

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

1. \$5,811.00 to Remington & Vernick Engineers;
2. \$1,162.50 to Brady & Kunz; and
4. \$100.00 to Robin Schilling, Recording Secretary.

Roll Call:

Tucker – Yes Griffin – Yes Vaux – Yes Andrew - Yes

Deputy Mayor Blaise Scibetta arrived at the meeting (7:38 pm).

9. APPLICATIONS FOR CONSIDERATION

- A. Application #2022-07
Egg Harbor 8 28, LLC
Preliminary & Final Site Plan Approval
1473 Route 539 (North Green Street)
Block 83, Lot 3.01

John Giunco, Esquire for the applicant. Mark Leber, applicant's engineer, provided his background. Mr. Leber referring to plans dated 05/18/2022, described the site and current elevations. Marked as Exhibit A-1 was a google aerial photo of the site and marked as Exhibit A-2 was an colored landscape rendering. Applicant is proposing a one-story, 8,500 sq. ft. flex warehouse building, monument sign and stormwater management area with parking, and private well and septic. There will be no tractor trailer deliveries to the site, only box trucks and smaller. Applicant is proposing hours of operation to be 7:00 am to 7:00 pm, seven days a week. Applicant is not anticipating walk-in uses and does not anticipate any foot traffic. According to the Tree Report provided, most of the site is covered in scrub pines, with minimal trees over 10 inches in diameter. Applicant is required to plant 56 new tree (including street trees). Mr. Leber discussed the proposed lighting, which will be on dimmed after hours. The proposed trash enclosure will be located in the rear of the site and will be able to accommodate two dumpsters. Applicant has applied to Ocean County Soil and road department, as Route 539 is a County road, but has not received any approvals. Marked as Exhibits A-3 and A-4 were sample building exteriors. Applicant is proposing split rock at the bottom of the building and metal at the top. Mr. Leber went into detail regarding the stormwater, which will drain into a basin in the front of the site. Applicant will work with Mr. Taylor with regard the specific types of trees to be planted. The proposed monument sign will have the business address and names of the tenants. Applicant requires a Variance for the sign setback, where 50 feet is required, and 15 feet is proposed. The sign will be ground mounted and have a maximum height of 7 feet. The Chairman suggested rear emergency exists for safety. Applicant will not be allowed outside storage or fabrication. The Parkertown Fire Department has no concerns with the site. Sidewalks will be added in front of the site and connect to the adjacent site. The positive and negative criteria were discussed by Mr. Leber. Mr. Oris stated that the sign at the neighboring site sits back about the same distance as the monument sign being proposed. Mr. Oris discussed his drainage concerns and the applicant will work with the professionals as to pre-treatment and a retaining wall verses swales. Mr. Taylor stated that a Waiver for a detention basin in the front of the site is required and suggests a black vinyl fence around the basin. Mr. Taylor has no issue with eliminating the bench requirement, but feels a bike rack should be included. Mr. Scibetta asked about the required tree plantings, Mr. Taylor addressed the tree requirements. Mr. Scibetta also stated that the applicant should provide a detailed sketch of the sign and same will be provided as part of Resolution compliance. Mr. Scibetta also had concerns with the side view of the building. Mr. Taylor provided some additional information as to such improvements and the applicant will work with Mr. Taylor as to a better architectural view from the side and front of the building.

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


The conditions of approval were summarized, as well as the need for one Variance and one Waiver. On a motion by Ms. Tucker, seconded by Mr. Vaux, application #2022-07 was approved. Roll Call:

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


12. ADJOURNMENT

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

Respectfully submitted,



Robin Schilling,
Planning Board Recording Secretary



Chairman
Planning Board