

**LITTLE EGG HARBOR TOWNSHIP PLANNING BOARD**

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

**Minutes of Meeting Held On May 2, 2019**

Regular Meeting, Thursday, May 2, 2019, 7:00 p.m., Municipal Court Room, 1<sup>st</sup> 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 Barbara Jo Crea,  
Committeewoman Lisa Stevens, Rich Wisniewski & Matthew Benn

Absent: Dan Maxwell

**APPEARING FOR THE PROFESSIONALS:**

Tom Kunz, Esq., of Brady & Kunz, Planning Board Attorney  
Jason Worth, PE, PP, CME of T & M Associates, 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. Andrew, seconded by Mr. Wisniewski, the minutes of the April 4,  
2019 Planning Board meeting were moved for approval. Roll Call:

Ben – Abstain	Wisniewski – Yes	Stevens – Abstain
Crea – Abstain	Andrew – Yes	Garbaravage - Yes

**6. ADMINISTRATIVE MATTER**

None

**7. MATTERS OF DISCUSSION**

None

**8. MEMORIALIZATION OF RESOLUTIONS**

None

## **9. APPLICATIONS FOR CONSIDERATION**

- A. Storage Masters, LLC  
Application #2019-01  
Minor Subdivision & Amended Preliminary / Final Site Plan  
130 Mathistown Road  
Block 285, Lot 13.05

Michael York, Esquire for the Applicant. Robert Woodcock, Jr., of JCR Engineering, applicant's engineer provided his background. Applicant is proposing to subdivide the lot so that the car wash and self-storage are on separate lots. The existing storage units will remain at the site, and applicant is proposing two additional units. Applicant is not proposing any outside storage for vehicles, boats, RVs, etc. The new units will conform to all setbacks. Any variances for the car wash site as a result of the subdivision will be addressed separately. Hours of operation will be 8:00 a.m. until 6:00 p.m., with keypad access until 10:00 p.m. There will be 1 or 2 employees on site during hours of operation. A knock box will be added at the request of the West Tuckerton Fire Department, and the applicant will work with the fire department to ensure there is a sufficient turning radius. There are no proposed signage changes. Mr. Worth asked about the location and function of the drainage and basins. Security fencing will be added around the perimeter of the storage facility. Mr. Taylor discussed solid vinyl fencing in the rear to help buffer the site from the adjacent residential property. Mr. Andrew asked about security cameras and the need for fire suppression. The site will have building mounted lighting, which will be on motion detectors after 10:00 p.m. There will be no trash enclosure or auctions. Office trash will be handled off-site or by private company. Mr. Taylor asked about a trash enclosure for the car wash site. Mr. Worth asked if there would be any traffic impact due to the expansion of the site. There was a great deal of discussion on proposed and required parking locations and access.

On a motion by Ms. Crea, seconded by Ms. Stevens, the application was opened to the public. All aye.

Rob Shahinian, Assistant Chief, West Tuckerton Fire Department - Mr. Shahinian asked about circulation at the car wash site.

On a motion by Ms. Crea, seconded by Ms. Stevens, the application was closed to the public. All aye.

On a motion by Mr. Andrew, seconded by Mr. Wisniewski, the application approved.  
Roll Call:

Ben – Yes  
Crea – Yes

Wisniewski – Yes  
Andrew – Yes

Stevens – Yes  
Garbaravage - Yes

- B. R&R Holdings, LLC  
Application #2019-02  
Amended Site Plan Approval  
Route 9 (approximately 500 west of Gifford Road)  
Block 277, Lot 11

Melanie Appleby, Esquire for the Applicant. Marked as Exhibits A1 thru A-4 were aerial photographs of the site. Sworn in Joseph Maffei, who provided his background. Applicant is seeking to reconfigure the existing parking lot entrance and the addition of four parking spots. The existing stormwater management was discussed, and the effect of the proposed changes to same.

On a motion by Andrew, seconded by Mr. Benn the board granted the Applicant a Waiver from submission of a Stormwater Management Report. Roll Call:

Ben – Yes	Wisniewski – Yes	Stevens – Yes
Crea – Yes	Andrew – Yes	Garbaravage - Yes

The existing entrance will be moved to the right to allow better access and internal flow. Two conforming ADA compliant parking spots will be part of the new configuration. Mr. Worth asked if any additional lighting is being proposed, which it is not. The requirement for street trees and hedges along the front of the site was discussed. Applicant does not wish to add any street trees because it would block the signage and view of the units. Sworn in Nathan Mosley. Applicant applied for a DOT permit for the proposed changes. Mr. Mosley discussed the applicant's safety concerns with regard to the installment of required street trees and hedges. Mr. Andrew and Mr. Taylor both discussed the landscaping concerns in detail. Sworn in applicant, Robert Conway. Ms. Appleby stated that the township's ordinance allows for flexibility for the landscaping in the Scenic Gateway Overlay Zone.

On a motion by Mr. Andrew, seconded by Ms. Crea, the board went into Executive Session. All aye.

On a motion by Mr. Andrew, seconded by Ms. Stevens, the board returned from Executive Session. Roll Call:

Ben – Yes	Wisniewski – Yes	Stevens – Yes
Crea – Yes	Andrew – Yes	Garbaravage - Yes

After additional discussions on street trees and required landscaping, the Applicant agreed to the addition of two street trees and a hedge along Route 9. Mr. Worth designated the proposed locations on Applicant's plan.

On a motion by Mr. Andrew, seconded by Mr. Benn, application #2019-02 was approved. Roll Call:

Ben – Yes	Wisniewski – Yes	Stevens – Yes
Crea – Yes	Andrew – Yes	Garbaravage - Yes

**10. PUBLIC COMMENT**

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

**11. PAYMENT OF VOUCHERS**

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

1. \$561.50 to T&M Associates;
2. \$3,381.50 to Taylor Design Group; and
4. \$100.00 to Robin Schilling, Recording Secretary.

Roll Call:

**12. ADJOURNMENT**

There being no further business, on a motion by Mr. Andrew, seconded by Ms. Stevens, the meeting was adjourned at 9:05 p.m. All aye.

Respectfully submitted,

  
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Robin Schilling,  
Planning Board Recording Secretary

  
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George Garbaravage, Chairman  
Planning Board