

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

Minutes of Meeting Held On August 1, 2019

Regular Meeting, Thursday, August 1, 2019, 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 Barbara Jo Crea, Committeewoman Lisa Stevens Rich Wisniewski, Matthew Benn & Dan Maxwell.

APPEARING FOR THE PROFESSIONALS:

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

4. ANNOUNCEMENTS

None

5. APPROVAL OF MINUTES

On a motion by Ms. Crea, seconded by Mr. Andrew, the minutes of the June 6, 2019 Planning Board meeting were moved for approval. Roll Call:

Benn – Yes	Maxwell – Yes	Wisniewski – Yes	Stevens – Abstain
Crea – Yes	Andrew – Yes	Garbaravage – Yes	

6. MEMORIALIZATION OF RESOLUTIONS

N/A

7. MATTERS OF DISCUSSION

- A. Little Egg Harbor Township Municipal Utilities Authority
Courtesy Review
Proposes Mathistown Road Water Treatment Facility
Block 284, Lots 7.01 & 9

Earl Sutton, Executive Director of the Little Egg Harbor Township Municipal Utilities Authority (“MUA”) appeared and provided a brief summary of the proposed water treatment facility. There is currently a non-operable test well at the sight. The MUA is

proposing an approximate 3,384 sq. ft. water treatment facility. No variances will be required for this facility. Mr. Andrew asked how this facility will be accessed and how it will affect the residents. The existing wooded buffer will remain and the building will be not seen from the road. The only access to the site will be from MUA employees and chemical deliveries. Mr. Worth confirmed that that there will be impact to the existing buffers and the township Noise Ordinance will be followed. Mr. Worth also asked about drainage, which the DEP will be involved with. The board had no other questions for Mr. Sutton and Mr. Sutton thanked the board for their time and comments.

8. APPLICATIONS FOR CONSIDERATION

- A. Application 1987-41AC
Sea Oaks Golf Club, LLC
Extension of Final Site Plan Approval for 29 age-restricted townhomes
Block 191.03, Lot 154
Location: The property is located within the Sea Oaks development, east of the intersection of Golf View Drive and Club House Drive in the Planned Retirement Development Zone.

- B. Application #2016-02B
Sea Oaks Golf Club, LLC
Extension of Final Site Plan Approval
Block 191.03, Lot 154.02
Location: Within the Sea Oaks development, east of the intersection of Golf View Drive and Club House Drive.

Applications #1987-41AC & #2016-02B for statutory extensions were brought forth at the same time by Melanie Appleby, Esquire. Ms. Appleby provided a brief background and stated that this is the last of the applicant's statutory extensions, which will expire on June 30, 2020. Ms. Appleby stated that some work has been done on the site and both sites are being openly marketed and there are no outstanding code violations. The Chairman asked what for details on what site work has been done to date. Site work has been done to keep CAFRA permits active. Mr. Worth asked if stabilization work would continue, which Ms. Appleby did not know. The site has an Ocean County Soil Conservation Permit in place and must comply with the terms of same.

A motion to open to the public was made by Ms. Stevens and seconded.

John Spisak – Mr. Spisak was sworn in. Mr. Spisak stated that he is the adjacent property owner to the site cleared by the Inn. Marked as Exhibits O-1A & O1B were site photographs taken since January, 2019 to present and described by Mr. Spisak. Mr. Spisak is concerned with the water run-off, sewer pipes scattered throughout the lot, health hazards with standing water, removal of the buffer, the large holes and the fact that the site is an eye sore. Mr. Spisak offered a petition that was submitted to the township administrator. Mr. Coronato explained that petitions are not allowed to be offered into as testimony and a copy would be sealed in the file and marked as Exhibit B-1. Marked as Exhibit O-2 was a letter from Jason Worth, Township Engineer to Mark

Ellis, Zoning Officer regarding stabilization of the site dated October 11, 2017. Mr. Coronato explained how the Permit Extension Act affected these applications. Mr. Spisak stated that he is not opposing the permit extension, he just wants the site cleaned-up and presentable as it looks like an abandoned construction site.

Frank Bode – Mr. Bode was sworn in. Mr. Bode stated that as a resident they are looking for the property owner to cooperate and clean-up up the site.

Patricia James – Ms. James was sworn in. Ms. James asked what happens when the current extension expires if nothing is done. Mr. Coronato explained how the bonding process works if an applicant should not make good on the site improvements.

Loraine Schaefer – Ms. Schaefer was sworn in. Ms. Schaefer asked as residents, what protection they have as this decreases the value of their property. She asked what can be done today, not next year when the permit expires. As residents, they have the obligation to keep their property pristine, why shouldn't the applicant.

Ms. Appleby stated that she would convey the resident's concerns to her client.

John Spisak – Mr. Spisak stated again that the site is disgusting and hopes something can be done.

On a motion by Mr. Andrew, seconded by Mr. Wisniewski, Applications #1987-41AC & #2016-02B were approved. Roll Call:

Benn – Yes	Maxwell – Yes	Wisniewski – Yes	Stevens – Yes
Crea – Yes	Andrew – Yes	Garbaravage - Yes	

- C. Application #2017-02B
Little Egg 23, LLC (The Estates)
Extension of Preliminary & Final Major Subdivision Approval
Block 172, Lot 9
Location: The property is located between Route 9 and Railroad Avenue,
to the north of Tradewinds Drive within the General Business Zone and
R-100 Zone.

Mr. Benn stepped down from the dais as his business is within 200 feet of the property.

John J. Mensching, Esquire for the applicant. Applicant is the contract purchaser and is requesting their third statutory extension. Charles Surmante, Engineer for the applicant, was sworn in. Applicant has received their Ocean County Soil Conservation Permit. Ocean County Planning Board approval is pending. The project will be going back to private wells, due to the substantial cost in running water lines. Mr. Andrew asked how many wells, which there will be 23.

On a motion by Ms. Stevens, seconded by Mr. Andrew, the application was approved.
Roll Call:

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

- D. Application #2019-03
Cormac Morrissey
Minor Subdivision
Block 123, Lot 2 & Block 124, Lot 11
Location: The property is located on the southern side of Parkertown Drive, approximately 2,500 feet southeast of Route 539,

Cormac Morrissey, Applicant / Engineer sworn in. Mr. Morrissey stated that his family has owned the property since 1969. Applicant is requesting a minor sub-division with variances in order to adjustment lot lines to make two more conforming lots. Tiffany Morrissey, Planner, sworn in. Marked as Exhibit A-1 was an aerial photograph of the site. Marked as Exhibit A-2 was a survey plan prepared by Thomas H. D’Arcy & Associates. If this application is approved, applicant will request a street vacation from Township of Little Egg Harbor. Adjacent property is preserved open space owned by the Four Seasons at Harbor Bay. There is another adjacent lot, but if acquired, it would still not allow the lots to conform. Ms. Morrissey weighed the positive and negative criteria. Marked as Exhibit A-3 was a proposed dwelling plan prepared by the applicant dated 3/20/19. Mr. Worth reviewed his letter dated May 30, 2019. Proposed Lot 2 will have a lot area of 36,129.64 sq. ft., where 43,560 sq. ft. is required; and a lot depth of 102 ft., where 200 ft. is proposed. Lot 11 will have a lot depth of 114 ft., where 200 ft. is proposed.

The application was opened to the public.

Peter Ferwerda – Mr. Ferwerda was sworn in. Mr. Ferwerda asked if the adjacent property owners were contacted to elevate the variances. Ms. Morrissey responded.

On a motion by Mr. Andrew, seconded by Mr. Wisniewski, application #2019-03 was approved. Roll Call:

Benn – Yes	Maxwell – Yes	Wisniewski – Yes	Stevens – Yes
Crea – Yes	Andrew –Yes	Garbaravage - Yes	

9. PUBLIC COMMENT

N/A

10. ADMINISTRATIVE MATTERS

N/A

11. PAYMENT OF VOUCHERS

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

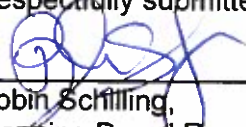
1. \$2,762.75 to T&M Associates;
2. \$2,106.75 to Taylor Design Group;
3. \$403.00 to Brady & Kunz; and
4. \$100.00 to Robin Schilling, Recording Secretary.

Roll Call:

12. ADJOURNMENT

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

Respectfully submitted,



Robin Schilling,
Planning Board Recording Secretary



George Garbaravage, Chairman
Planning Board