

LITTLE EGG HARBOR TOWNSHIP PLANNING BOARD

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

Minutes of Meeting Held On April 5, 2018

Regular Meeting, Thursday, April 5, 2018, 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 Kenneth W. Laney Jr., Vice-Chairman George Garbaravage, Mayor Ray Gormley, Deputy Mayor Barbara Jo Crea, James Boyle, Jr., George Sauer, and Ed Andrew – Alternate #1 and Matthew Benn – Alternate #2. Absent: Ann McDonald

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
Scott Taylor of Taylor Design Group, Planning Board Landscape Architect

4. APPROVAL OF MINUTES

On a motion by Ms. Crea, seconded by Mr. Andrew, the minutes of the March 1, 2018 Planning Board meeting were moved for approval. Roll Call:

Andrew – Yes	Boyle – Yes	Sauer – Yes
Crea – Yes	Gormley – Yes	Garbaravage – Yes
Laney - Yes		

5. ANNOUNCEMENTS

The Chairman announced that Matthew Benn has successfully completed the mandatory training class for board members.

6. ADMINISTRATIVE MATTER

The Chairman announced that Matthew Benn completed the mandatory training class.

7. MATTERS OF DISCUSSION

- A. Pinelands Regional School District
Courtesy Review
Installation of Temporary Classrooms at Jr. High School

William Edwards, Engineer for Pinelands Regional School District. Mr. Edwards introduced Brooks Garrison of Garrison Architects and Stephen Brennan, Business Administrator for Pinelands Regional School District. Mr. Garrison stated that 10 temporary classrooms (approximately 700 sq. ft.) would be added to the front of the jr. high school and each classroom could accommodate 23-24 students. The classrooms will be stacked side to side on footings and a platform. The classrooms will have their own restrooms and be ADA compliant. The classrooms will have fire alarms that will be tied into the existing school. Construction will begin in 3-4 months. Mr. Gormley asked that the school district meet with West Tuckerton Fire Department to make sure they have everything they need as far as fire safety. Mr. Boyle asked how long the trailers will be in place. The school board does not have an approved plan to date, so they are not sure, but at a minimum the entire 2018-2019 school year. Mr. Worth asked about the exit on the left of the temporary classroom and Mr. Brady asked about security measures. The school district requested a letter from the board stating that they had no objection to their proposal. On a motion by Mr. Gormley, seconded by Mr. Andrew the board agreed that Mr. Brady would forward a letter to the school district stating they have no objection to the proposal. Roll Call:

Andrew – Yes	Boyle – Yes	Sauer – Yes
Crea – Yes	Gormley – Yes	Garbaravage – Yes
Laney - Yes		

Mayor Gormley and Deputy Mayor Crea stepped down from the dais and left the room while the board discussed Ordinance #2018-04. Mr. Benn will become a voting member for this matter.

- B. Ordinance #2018-04 Amending and supplementing Chapter 15 entitled “Land Use Regulations,” so as to amend section 15-11.18 “Solid Waste Management.

Mr. Brady summarized the proposed Ordinance for the board stating that the section in Chapter 15 dealing with solid waste management would be removed and Chapter 293 of the Township Ordinance would oversee all solid waste management. On a motion by Mr. Sauer, seconded by Mr. Garbaravage the board agreed to the proposal. Roll Call:

Andrew – Yes	Boyle – Yes	Benn - Yes
Sauer – Yes	Garbaravage – Yes	Laney – Yes

On a motion by Mr. Sauer, seconded by Mr. Benn, the board approved Resolution #2018-10 recommending adoption by the Township. Roll Call:

Andrew – Yes	Boyle – Yes	Benn - Yes
Sauer – Yes	Garbaravage – Yes	Laney – Yes

8. MEMORIALIZATION OF RESOLUTIONS

- A. Resolution #2018-09
Route 9 Little Egg Harbor, LLC
Preliminary & Final Site Plan for Chase Bank
Block 278, Lot 13.02 (Route 9)

On a motion by Ms. Crea, seconded by Mr. Andrew, Resolution #2018-09 was moved for approval. Roll Call:

Andrew – Yes	Boyle – Yes	Sauer – Yes
Crea – Yes	Gormley – Yes	Garbaravage – Yes
Laney - Yes		

9. APPLICATIONS FOR CONSIDERATION

- A. AZ Tuckerton, LLC (Proposed Auto Zone)
Application #2017-03A
Preliminary and Final Major Site Plan Approval
Block 276, Lot 12 / GB Zone
Location: 409 Route 9 South

Michael Peacock, Esquire for the applicant. Applicant is proposing a 6,000 sq. ft. Auto Zone. The existing house and garage will be demolished. Sworn in Brian Atkins, SR3 Engineering, who provided his background. Applicant will require a rearyard setback variance. Mr. Atkins summarized Exhibit A2, the proposed site plan. Applicant is proposing 20 parking spaces, where 24 are required. There will be one ingress / egress driveway along Route 9. Applicant did reach out to the owner of the ACME shopping center to discuss a connection from their parking area, but applicant never heard back from the property owner. The loading area will be located on the left side of the building. A small stormwater management system will be located on site and the applicant will continue the sidewalk connection along Route 9. Mr. Atkins discussed Exhibits A3 & A4, which was the standard architectural for an Auto Zone and the proposed architectural for this Auto Zone. Marked as Exhibit A5 was a drawing of the proposed freestanding monument sign (10 ft. x 8 ft. / 40 sq. ft. per side). Applicant is proposing a masonry trash enclosure with a pine gate. Applicant proposed one delivery per week and private weekly trash collection. A knock box will be provided at the request of the fire department. Mr. Worth reviewed his letter dated March 22, 2018. Mr. Atkins stated that the Traffic Impact Study showed no significant impact to the area. Mr. Taylor reviewed his letter dated April 2, 2018. Sworn in Kurt Hutter, Director of Development for Auto Zone. Mr. Garbaravage asked if there were going to be auto repairs / maintenance done. Mr. Hutter responded that there would not be. Batteries are exchanged and waste oil recycled within the building. Mr. Sauer requested that the applicant contact Carol Evans at DPW regarding recycling. Proposed hours of operation will be: Mon-Sat 7:30 am to 9:00 pm and Sunday 8:00 am – 9:00 pm, and approximately 8-15 total employees. Exterior lights will be on timers and shut off one hour after closing. Mr. Boyle asked how many employees at the store at one time, which will be approximately 3-4. Sworn in

Timothy Michel, applicant's planner, who provided his background. Mr. Michel discussed the variance needed and the positive and negative criteria of the application. If approved, applicant hopes to begin construction in the summer. Mr. Andrew asked if the parking spaces would be a standard size, which they will.

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

George Lange (822 North Route 9) – Mr. Lange suggested a rear entrance / exit to help alleviate any issues on Route 9. Applicant's plan was approved by the DOT.

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

On a motion by Mr. Gormley, seconded by Mr. Andrew, Application #2017-03A was approved. Roll Call:

Andrew – Yes	Boyle – Yes	Sauer – Yes
Crea – Yes	Gormley – Yes	Garbaravage – Yes
Laney - Yes		

- B.** Phoenix Pinelands
Application #1985-17AB
Mining Permit Renewal (2018-2020)
Block 3, Lot 9.01
Location: Property is located along the western side of Route 539,
approximately 200 feet south of the Stafford Township border.

Howard Butensky, Esquire for the applicant. Applicant is seeking a two-year renewal of their existing mining permit that expires on June 30, 2018. Sworn in Bob Woodington of Phoenix Pinelands and Brian Louma, PE, applicant's engineer. Mr. Louma provided his background. Applicant is requesting various Waivers as part of their application. Mr. Worth reviewed his letter dated March 27, 2018. Applicant is not proposing and changes to the lake area depths and seeking the same relief as previously granted. Mr. Louma testified that the side slopes remain stable and there is no affect on the water quality to the surrounding area. There are some pre-existing non-conformities to the site that remain with no change. There has been no change to the existing buffers. Applicant will have the ability to mine in all ten areas. There are no changes to the hours of operation, and there are a total of ten employees. All stockpiles will be shown on revised plan and water quality testing will continue to be monitored.

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

Peter Ferwerda (Warren Grove) - After being sworn in, Mr. Ferwerda expressed his concerns with water table in the surrounding area, areas being mined, slope stability, and the effects of the material piles to his quality of life.

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

Mr. Butensky stated his client runs a safe operation that's worthy of the permit being renewed.

On a motion by Mr. Gormley, seconded by Ms. Crea, Application #1985-17AB was approved. Roll Call:

Andrew – Yes	Boyle – Yes	Sauer – Yes
Crea – Yes	Gormley – Yes	Garbaravage – Yes
Laney - Yes		

10. PUBLIC COMMENT

On a motion by Mr. Gormley, seconded by Ms. Crea the meeting was opened to the public. All aye. There being no public wishing to comment, on a motion by Mr. Sauer, seconded by Ms. Crea, the meeting was closed to the public. All aye.

11. PAYMENT OF VOUCHERS

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

1. \$4,026.25 to T&M Associates;
2. \$2,385.50 to Taylor Design Group;
3. \$1,023.00 to Brady & Kunz; and
4. \$100.00 to Robin Schilling, Recording Secretary.

Roll Call:

Andrew – Yes	Boyle – Yes	Sauer – Yes
Crea – Yes	Gormley – Yes	Garbaravage – Yes
Laney - Yes		

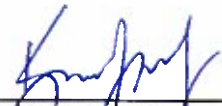
12. ADJOURNMENT

On a motion by Mr. Sauer, seconded by Mr. Gormley, the meeting was adjourned at 8:39 p.m. All aye.

Respectfully submitted,



Robin Schilling,
Planning Board Recording Secretary



Kenneth W. Laney, Jr., Chairman
Planning Board