

LITTLE EGG HARBOR TOWNSHIP PLANNING BOARD

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

Minutes of Meeting Held On March 1, 2018

Regular Meeting, Thursday, March 1, 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. OATH OF OFFICE

Mr. Brady swore in board members Crea & Sauer

4. ROLL CALL

Chairman Kenneth W. Laney Jr., Vice-Chairman George Garbaravage, Deputy Mayor Barbara Jo Crea, James Boyle, Jr., George Sauer and Ed Andrew – Alternate #1 and Matthew Benn – Alternate #2. Absent: Mayor Ray Gormley & 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
Amy Cieslewicz of Taylor Design Group, Planning Board Landscape Architect

5. ANNOUNCEMENTS

None

6. APPROVAL OF MINUTES

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

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

7. ADMINISTRATIVE MATTERS

None

8. MEMORIALIZATION OF RESOLUTIONS

A. RESOLUTION 2018-01 thru #2018-08

On a motion by Mr. Sauer, seconded by Mr. Andrew, Resolutions #2018-01 thru 2018-08 were moved for approval. Roll Call:

Boyle – Yes Sauer – Yes Andrew – Yes Benn – Yes
Crea – Yes, *but abstained to Resolution #2018-05*
Garbaravage – Yes Laney - Yes

9. MATTERS OF DISCUSSION

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

Mr. Brady read an e-mail into the record from Edwards Engineering, the engineer for Pinelands Regional School District, wherein the school district requested a waiver for coming in for a courtesy review. Both Mr. Andrew and Mr. Sauer believed that a courtesy review would be warranted and the board agreed. Mr. Brady will reach out to the engineers.

10. APPLICATIONS FOR CONSIDERATION

- A. Route 9 Little Egg Harbor, LLC
 Preliminary & Final Site Plan for Chase Bank
 Application No. 2017-04
 Route 9 - Block 278, Lot 13.02

Michael Peacock, Esquire for the Applicant. Sworn in Applicant's Engineer, Clifton Quay, who provided his background. Applicant is proposing a 3,558 sq. ft. bank on the pad site previously approved as part of the Walmart's preliminary approval in 2009. Applicant is requesting relief from the GB Zone to allow a free-standing sign within 30 feet from the street, where 50 feet is required and a free-standing traffic control sign with a height of 7 feet, where 6 is required. Applicant testified that there will be no run-off issues or impacts to the surrounding properties. West Tuckerton Fire Department sent a letter to the board dated February 24, 2018 setting forth their concerns with the driveway width and access by their tower ladder truck. The applicant agreed to lower the curb in lieu of widening the driveway. Mr. Quay provided a brief summary of the proposed landscaping and site lighting. Applicant is proposing a higher light level than allowed by Ordinance, but indicated they must follow state statute with regard to lighting for financial institutions. Ms. Cieslewicz requested that the applicant work toward reducing the average site lighting. Applicant agreed to work with the board's engineer regarding this issue. Mr. Worth discussed the site circulation and parking requirements. Ms. Cieslewicz discussed the retaining wall and trash enclosure

materials. Sworn in Justin Harris, Project Architect. Marked as an Exhibit was a color rendering of the building with five proposed wall mounted signage. Sworn in Richard Durdas, Market Director for Chase Bank (480 Washington Blvd., Jersey City). Proposed hours of operation will be: M-F 8:30 am to 6:00 pm, and Saturday 9:00 am – 2:00 pm. The ATMs will have 24/7 access. Trash will be picked-up by a private contractor before the bank opens. Mr. Sauer requested that the Applicant contact Carol Evans, the township Recycling Coordinator, regarding recycling pick-up. There will be approximately 8-10 bank employees. Interior lighting of the ATM located in the foyer was discussed, which will have 24 hour access and lighting.

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

Protective bollards were discussed and the Applicant agreed to add bollards in front of the bank.

A motion to approve application #2017-04 was made by Mr. Sauer, seconded by Mr. Andrew. Roll Call:

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

11. PUBLIC COMMENT

On a motion by Mr. Garbaravage, seconded by Mr. Boyle the meeting was opened to the public. All aye. There being no public present wishing to speak, on a motion by Mr. Garbaravage, seconded by Mr. Sauer, the meeting was closed to the public. All aye.

12. PAYMENT OF VOUCHERS

On a motion by Mr. Boyle, seconded by Ms. Crea, the following payments were approved:

1. \$2,206.25 to T&M Associates;
2. \$1,069.50 to Taylor Design Group;
3. \$232.50 to Brady & Kunz; and
4. \$100.00 to Robin Schilling, Recording Secretary.

Roll Call:

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

13. ADJOURNMENT

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

Respectfully submitted,



Robin Schilling,
Planning Board Recording Secretary



Kenneth W. Laney, Jr., Chairman
Planning Board