

LITTLE EGG HARBOR TOWNSHIP PLANNING BOARD

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

Minutes of Meeting Held On June 7, 2018

Regular Meeting, Thursday, June 7, 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, and Matthew Benn – Alternate #2.

Absent: Deputy Mayor Barbara Jo Crea, George Sauer, James Boyle, Jr., Ann McDonald and Ed Andrew – Alternate #1

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. ANNOUNCEMENTS

None

5. APPROVAL OF MINUTES

There were not enough board members that were present at the May, 2018, so on a motion by Mr. Garbaravage, seconded by Mr. Gormley, the May 3, 2018 minutes were carried to the next board meeting.

Roll Call: Benn – Yes Gormley – Yes Garbaravage – Yes Laney - Yes

6. ADMINISTRATIVE MATTER

N/A

7. MATTERS OF DISCUSSION

N/A

8. MEMORIALIZATION OF RESOLUTIONS

N/A

9. APPLICATIONS FOR CONSIDERATION

- A.** Wawa Extension
Application #1996-01G
Wawa, Inc. – Trash Enclosure
Extension of Amended Site Plan Approval / Block 325.20, Lot 7, 10, 10.01 & 10.03
Location: The site is located on Mathistown Road, approximately 200 feet south of Center Street.

Tyler Prime, Esquire for the applicant. Applicant is seeking the second of their one-year permitted extensions. Mr. Prime stated that the project is slated to begin in the fall of this year. Mr. Worth reviewed his letter dated April 24, 2018. On a motion by Mr. Gormley, seconded by Mr. Benn, the application was opened to the public. All aye. There being no public wishing to comment, on a motion by Mr. Gormley, seconded by Mr. Benn, the application was closed to the public. All aye. On a motion by Mr. Gormley, seconded by Mr. Benn, application #1996-01G was approved.

Roll Call: Benn – Yes Gormley – Yes Garbaravage – Yes Laney - Yes

- B.** Application 1987-41AB
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.

Howard Butensky, Esquire for the applicant. Applicant is seeking the second of their one-year extensions. Applicant is continuing to market the property. Mr. Worth reviewed his letter dated May 15, 2018. On a motion by Mr. Gormley, seconded by Mr. Benn, the application was opened to the public. All aye.

George Lange (822 N. Route 9) – Mr. Lange asked why was the property cleared if they are not building. Mr. Worth advised that the property in Sea Oaks that was cleared was actually for the 16 unit townhome project, but clearing was done to keep their approval active.

On a motion by Mr. Gormley, seconded by Mr. Garbaravage, the application was closed to the public. All aye. On a motion by Mr. Gormley, seconded by Mr. Benn, application #1987-41AB was approved.

Roll Call: Benn – Yes Gormley – Yes Garbaravage – Yes Laney - Yes

- C. Application #2016-02A
Thomas Whelan (Sea Oaks Townhomes – 16 units)
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.

Howard Butensky, Esquire for the applicant. Applicant is seeking the second of their one-year extensions. Mr. Worth reviewed his letter dated May 15, 2018. On a motion by Mr. Gormley, seconded by Mr. Benn, the application was opened to the public. All aye. There being no public wishing to comment, on a motion by Mr. Gormley, seconded by Mr. Garbaravage, the application was closed to the public. All aye. On a motion by Mr. Gormley, seconded by Mr. Benn, application #2016-02A was approved.

Roll Call: Benn – Yes Gormley – Yes Garbaravage – Yes Laney - Yes

- D. Signature 9th Ave Landco, LLC
Sycamore Assisted Living at Little Egg Harbor
Application No. 2016-01B
Minor Subdivision & Preliminary / Final Site Plan Approval
Block 250, Lot 2
Location: The site is located on the southwest corner of the intersection of
Route 539 and 9th Avenue and is within the Scenic Gateway Overlay
portion of the General Business Zone.

Lisa A. John-Basta, Esquire for the applicant. Applicant is seeking approval for Phase I of the project, consisting of a 2-story health care facility, which will include adult daycare, assisted living and memory care. Sworn in was Bruno Duva, a principal of Signature Ninth Avenue, LLC. Phase II of the project will only have preliminary approval. Applicant does have an affiliation with the adjacent Mystic Meadows Assisted Living Facility and deliveries will continue on the same schedule as they currently are with Mystic Meadows. Private trash collection will take place 1-2 times per week. Medical waste will be collected by a private contractor. Emergency response will be under the overhang in front of the building. Mr. Worth reviewed his letter dated June 5, 2018. Mr. Worth discussed the various design waivers requested by the applicant. Sworn in Frank Baer of WSB Engineering. Mr. Baer provided his background. As part of their application, applicant is seeking a lot line adjustment. Applicant is proposing 180 parking spaces, where 170 are required. The mini-buses they use to transport residents will have their own designated parking area. Exhibit A-1 was marked. There will be dedicated left and right turn lanes onto Route 539 from Ninth Avenue. The existing monument sign will be moved out of the site triangle and Sycamore will be added to it. Sidewalks will be added along Route 539 and Ninth Avenue, as well as within the site. Site lighting was discussed. Mr. Taylor discussed the variances / waivers needed for landscaping and street trees along Ninth Avenue. A circulation plan was requested by Mr. Worth for the fire department, as well as a photometrics plan Mr. Worth also discussed the new requirements for stormwater management basin maintenance. The trash compactor area and loading area was reviewed. Sworn in John Rea, Traffic Engineer, who provided his background. Mr. Rea discussed the traffic study done by his office. Ninth Avenue will

be widened to accommodate the left / right turn lanes. Mr. Worth suggested a traffic light at Ninth Avenue and discussed the busing situation at the George J. Mitchell Elementary school. Sworn in Brent Wood, applicant's architect, who provided his background. Marked as Exhibit A-2 a rendering of the proposed building, which Mr. Wood summarized. Mr. Baer reviewed the positive and negative criteria for the application.

On a motion by Mr. Gormley, seconded by Mr. Benn the application was opened to the public. All aye. There being no public wishing to comment, on a motion by Mr. Garbaravage, seconded by Mr. Gornley, the meeting was closed to the public. All aye.

On a motion by Mr. Gormley, seconded by Mr. Benn, application #2016-01B was approved.

Roll Call: Benn – Yes Gormley – Yes Garbaravage – Yes Laney - Yes

- E. Mystic Investor Associates, LLC
Great Bay Plaza (proposed AtlantiCare)
Application No. 2018-01
Block 285, Lot 12
Location: The site is located on the northeast corner of the intersection of Mathistown Road and Center Street and is within the General Business (GB) Zone.

Due to a conflict of interest by Mayor Gormley, Mr. Shinn would not be representing the applicant, but the applicant would be represented by Howard Butensky, Esquire.

Sworn in Brian Murphy, applicant's engineer; Justin Taylor, applicant's traffic engineer and Stephen Raciti, applicant's architect. Mr. Murphy provided his background and an overview of the application. Applicant will be adding an additional 36 parking spaces to the site and will utilize parking in the front, side and back of the site. Applicant is requesting Waivers for: (1) stormwater management, (2) traffic impact study & circulation plan, (3) environmental assessment and (4) landscape plan. Since the building is existing, applicant believes the Waivers to all be pre-existing. On a motion by Mr. Benn, seconded by Mr. Garbaravage, the requested Completeness Waivers were granted.

Roll Call: Benn – Yes Gormley – Yes Garbaravage – Yes Laney - Yes

Marked as Exhibit A1 was the site plan. Mr. Raciti summarized the layout of the facility and façade improvements. Marked were Exhibits A-2, floor plan; Exhibit A3 color rendering; and A-4 photographs. Mr. Taylor discussed the color scheme proposed by the applicant and offered some suggestions. Mr. Worth discussed his review letter dated June 1, 2018. ADA parking spots will be added near the bus stop as required. Mr. Worth stated that applicant must add curbing along Mathistown Road and Center Street. Applicant must discuss drive isle sizes and circulation with the fire department. Justin Taylor provided his background. Pedestrian crosswalks will be added to the site. Relocation of the bus stop was also discussed. Six building mounted lights will be added, as well as lighting in the rear / employee parking lot. Hours of operation will be

8:00 a.m. to 8:00 p.m., Monday thru Friday, and 8:00 a.m. until noon on Saturday. A new trash enclosure will be added to the site, and Mr. Taylor suggested a masonry enclosure for same. Proposed signage was discussed.

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

Ken Miller (Cranberry Creek) – Mr. Miller asked about the parking and if there would be any additions made to the actual building, which aside from the foyer area, there will not be anything added.

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

On a motion by Mr. Gormley, seconded by Mr. Garbaravage, application #2018-01 was approved.

Roll Call: Benn – Yes Gormley – Yes Garbaravage – Yes Laney - Yes

10. PUBLIC COMMENT

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

11. PAYMENT OF VOUCHERS

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

1. \$2,073.75 to T&M Associates;
2. \$1,397.00 to Taylor Design Group;
3. \$1,875.50 to Brady & Kunz; and
4. \$100.00 to Robin Schilling, Recording Secretary.

Roll Call: Benn – Yes Gormley – Yes Garbaravage – Yes Laney - Yes

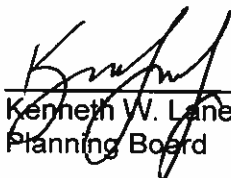
12. ADJOURNMENT

There being no further business, on a motion by Mr. Gormley, seconded by Mr. Benn, the meeting was adjourned at 9:46 p.m. All aye.

Respectfully submitted,



Robin Schilling,
Planning Board Recording Secretary



Kenneth W. Laney, Jr., Chairman
Planning Board