

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

Minutes of Meeting Held On December 2, 2021

Regular Meeting, Thursday, December 2, 2021, 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 John Kehm, Committeeman Blaise Scibetta & Dan Maxwell

Absent: Mark Ellis, Matthew Benn, Joseph Castaldo & Ryan Vaux

APPEARING FOR THE PROFESSIONALS:

Terry Brady, Esq., of Brady & Kunz, Planning Board Attorney
Charles Cunliffe, PE of T & M Associates, Planning Board Engineer

4. ANNOUNCEMENTS

The board secretary advised that the 2022 meeting dates are in the board member's binders.

5. APPROVAL OF MINUTES

On a motion by Mr. Andrew, seconded by Mr. Scibetta, the minutes of the October 2, 2021 Planning Board Meeting were moved for approval. Roll Call:

Maxwell – Yes	Scibetta – Yes	Kehm – Abstain
Andrew – Yes	Garbaravage - Abstain	

On a motion by Mr. Andrew, seconded by Mr. Garbaravage, the minutes of the November 4, 2021 Planning Board Meeting were moved for approval. Roll Call:

Maxwell – Abstain	Scibetta – Abstain	Kehm – Abstain
Andrew – Yes	Garbaravage - Yes	

6. ADMINISTRATIVE MATTER

None

7. MATTERS OF DISCUSSION

A. Ordinance 2021-24 -

Ordinance of the Township of Little Egg Harbor, County of Ocean, State of New Jersey Amending and Supplementing Chapter 15 of the Township Code of the Township of Little Egg Harbor entitled "Land Use & Development" so as to amend 15:-4.24.2, entitled "Scenic Gateway Overlay Zone," so as to amend subsection H in

It's entirety.

Jim Oris of Remington, Vernick & Vena, the Township Planner provided the board with an overview of the proposed changes to Chapter 15, effecting the Scenic Gateway Overlay Zone.

8. MEMORIALIZATION OF RESOLUTIONS

A. RESOLUTION 2021-12

On a motion by Mr. Andrew, seconded by Mr. Kehm, Resolution 2021-12 for Ordinance 2021-24 was moved for approval without further comment. Roll Call:

Maxwell – Yes	Scibetta – Yes	Kehm – Yes
Andrew – Yes	Garbaravage - Yes	

9. APPLICATIONS FOR CONSIDERATION

- A. Rosemary Matos
Application #2021-04
Mnor Subdivision
523 Parkertown Drive a/k/a Block 111, Lot 71.01

Richard Kitrick, Esquire for the applicant, Rosemary Matos. Rosemary Matos, the property owner, and Frederick Heim, the builder, were both sworn in. Applicant is proposing to create two residential lots from one vacant parcel. Mrs. Matos will live in the new front and Mr. Heim will not only build her home, but reside in the back lot as his wife's primary residence. The Parkertown Fire Department submitted a letter stating the proposed driveway width was adequate for their needs. Two variances are required for the proposal for the new rear lot for lot width and lot frontage. Mr. Andrew requested additional information on the width of the driveway for the flag lot. Mr. Brady asked if the lots could be spilt up differently to make the rear lot more in conformity. The lot is surrounded by paper streets. Mr. Kitrick stated that proposed homes would not impact the zone and would be in character with the area. After a short break, the Applicant agreed to hire the services of an engineer / planner to reconfigure the lots to try to make them more conforming.

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

On a motion by Mr. Maxwell, seconded by Mr. Kehm, the application was carried until the January 6, 2022 meeting. Roll Call:

Maxwell – Yes	Scibetta – Yes	Kehm – Yes
Andrew – Yes	Garbaravage - Yes	

10. PUBLIC COMMENT

On a motion by Mr. Kehm, seconded by Mr. Scibetta the meeting was opened tp the public. All aye.

There being no public wishing to speak, on a motion by Mr. Andrew, seconded to Mr. Kehm, the meeting was closed to the public. All aye.

11. PAYMENT OF VOUCHERS

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

1. \$202.50 to T&M Associates;
2. \$124.00 to Brady & Kunz;
3. \$200.00 to Robin Schilling, Recording Secretary.

Roll Call:

Maxwell – Yes	Scibetta – Yes	Kehm – Yes
Andrew – Yes	Garbaravage - Yes	

12. ADJOURNMENT

Before the meeting was adjourned, the board attorney, advised the board that the in the future, it appears that there will be a requirement for Electronic Vehicle charging stations at all commercial facilities and the board should keep this in mind for future applications.

On a motion by Mr. Kehm, seconded by Mr. Andrew, the meeting was adjourned. All aye.

Respectfully submitted,



Robin Schilling,
Planning Board Recording Secretary



George Garbaravage, Chairman
Planning Board