

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

Minutes of Meeting Held On February 3, 2022

Regular Meeting, Thursday, February 3, 2022, 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, Deputy Mayor Blaise Scibetta, Kathy Tucker & Matthew Benn

Absent: Mayor John Kehm & Brad Griffin

APPEARING FOR THE PROFESSIONALS:

Terry Brady, Esq., of Brady & Kunz, Planning Board Attorney
Pam Hilla of Remington & Vernick, Planning Board Engineer

4. ANNOUNCEMENTS

None

5. APPROVAL OF MINUTES

On a motion by Mr. Andrew, seconded by Ms. Tucker, the minutes of the January 6, 2022 Planning Board meeting were moved for approval. All aye.

On a motion by Mr. Andrew, seconded by Ms. Tucker, the minutes of the Executive Session of January 6, 2022 Planning Board meeting were moved for approval. All aye.

6. ADMINISTRATIVE MATTER

None

7. MATTERS OF DISCUSSION

Board member Benn recused himself from the dais as he is within 200 feet of the proposed project.

- A. Ziman Trucking, LLC
Information Application #2021-03A
Thomas Avenue

Kevin Quinlan, Esquire for the applicant, Mr. Quinlan handed out a colored rendering of the survey submitted with the application to show the Variances needed for the sub-division. Applicant's Planner, Robert Sibe provided a summary of other changes made since the last informal presentation. Applicant is not proposing to develop any of the paper streets and is proposing 20 foot wide roads within the sub-division. The Chairman suggested that the applicant reach out to the fire department to ensure how wide the streets need to be to allow for emergency vehicle access. Ms. Hilla suggested to have some of the right-of-ways be vacated to allow for additional area and reduce the Variances. Ms. Hilla also stated that she feels there are more Variances needed than those set forth on the colored rendering. Applicant has been in contact with some of the adjacent owners and the township to acquire additional property. One of the basins appears to be in a wetlands buffer. The maintenance of the basins will not be the responsibility of the township. The requirement of sidewalks was also discussed. The deputy mayor provided some insight as to same and suggested the applicant look at Osborn Court as an example. Mr. Andrew stated that it appears that some of the lots are still very tight and perhaps reducing the number of lots would eliminate the same and also some of the Variances needed. Mr. Scibetta asked if the applicant knew the approximate sizes of the homes that would be built. Applicant estimates, 2500 sq. ft. to 3000 sq. ft. Mr. Brady stated that the applicant may have an electric car station requirement as part of the sub-division and Mr. Scibetta asked if any recreational space was being proposed.

8. MEMORIALIZATION OF RESOLUTIONS

A. RESOLUTION 2022-01

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

On a motion by Mr. Andrew, seconded by Mr. Scibetta, Resolution #2022-08 was moved for approval. Roll Call:

Benn – Abstain	Tucker – Yes	Scibetta – Yes
Andrew – Yes	Garbaravage - Yes	

B. Resolution #2022-02 – 2022-07 Appointments of Board & Professionals for 2022

On a motion by Mr. Andrew, seconded by Mr. Scibetta, Resolutions #2022-02 to #2022-07 were moved for approval. Roll Call:

Benn – Abstain	Tucker – Yes	Scibetta – Yes
Andrew – Yes	Garbaravage - Yes	

9. APPLICATIONS FOR CONSIDERATION

None

10. PUBLIC COMMENT

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

11. PAYMENT OF VOUCHERS

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

1. \$78.00 to T&M Associates;
2. \$418.50 to Brady & Kunz;
3. \$934.00 to Remington & Vernick; and
4. \$100.00 to Robin Schilling, Recording Secretary.


Roll Call:

Benn – Yes	Tucker – Yes	Scibetta – Yes
Andrew – Yes	Garbaravage - Yes	


12. ADJOURNMENT

There being no further business, on a motion by Mr. Andrew, seconded by Mr. Benn, the meeting was adjourned at 7:48p.m. All aye.

Respectfully submitted,



Robin Schilling,
Planning Board Recording Secretary



George Garbaravage, Chairman
Planning Board