

**LITTLE EGG HARBOR TOWNSHIP PLANNING BOARD**

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

**Minutes of Meeting Held on May 5, 2022**

Regular Meeting, Thursday, May 5, 2022, 7:00 p.m., Municipal Court Room, 1<sup>st</sup> 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, Brad Griffin, Matthew Benn & Kathy Tucker

Absent: Mayor John Kehm

**APPEARING FOR THE PROFESSIONALS:**

Terry Brady, Esq., of Brady & Kunz, Planning Board Attorney  
James Oris, PE, PP, CME, CPWM of Remington & Vernick, Planning Board Engineer

**4. ANNOUNCEMENTS**

None

**5. APPROVAL OF MINUTES**

On a motion by Mr. Andrew, seconded by Mr. Benn, the minutes of the April 7, 2022 Planning Board meeting were moved for approval. Roll Call:

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

**6. ADMINISTRATIVE MATTER**

None

## **7. MEMORIALIZATION OF RESOLUTIONS**

### **A. RESOLUTION 2022-11**

Mystic Island Volunteer Fire Department  
Application #2022-01  
Preliminary and Final Major Site Plan Approval with Variances  
116 Pilsudski Way / Block 326.101, Lot 14.01

On a motion by Mr. Scibetta, seconded by Mr. Andrew, Resolution #2022-11 was moved for approval. Roll Call:

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

## **8. APPLICATIONS FOR CONSIDERATION**

- A.** Application No. 2022-04  
AmeriGas Propane, L.P.  
1201 North Green Street (Route 539) / Block 124.06, Lot 7  
Amended Site Plan for the purpose of adding a propane kiosk  
at the existing WaWa Store

Julia Hahn, Esquire for the applicant. Sworn in Matthew Sharo, PP, PE. Applicant is proposing a 4x 4½ propane kiosk on the side of the existing Wawa building. The propane tanks will be locked in the caged kiosk and will be available for purchase or exchange only, no re-filling. No employees. Deliveries will be done by a box truck, not a tractor-trailer. The chairman asked how many propane tanks will be stored in the kiosk. There are 24 spaces for tanks, with 23 tanks available. Mr. Oris confirmed that the applicant will be seeking a topography waiver. Mr. Oris asked about security cameras, which are already in use at the site. He also inquired if the cage was bolted to the cement, which it is not. There will be 4.3 feet of space left on the sidewalk for pedestrian traffic once the kiosk is in place. Mr. Oris asked if there will be doors that open into the sidewalk area, which there will be. Mr. Sharo testified that there will be no impact to the loading area for this use. All required hazmat and safety signage will be mounted on the cage. Mr. Oris suggested notifying the Parkertown Fire Department for feedback and applicant will comply. Two additional bollards will be added to the side of the building to protect the kiosk.

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

On a motion by Mr. Andrew, seconded by Mr. Benn, application #2022-04 was approved with the condition set forth. Roll Call:

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

- B.**     Application No. 2022-05  
         AmeriGas Propane, L.P.  
         191 Mathistown Road / Block 325.20, Lot 10.03  
         Amended Site Plan for the purpose of adding a propane kiosk  
         at the existing WaWa Store

Julia Hahn, Esquire and Matthew Sharo, PP, PE. for the applicant. Applicant is proposing a 4x 4½ propane kiosk on the left side of the existing Wawa building. Mr. Sharo stated that it is the same exact type of kiosk as set forth in his prior testimony, as well as the same security mechanisms, loading and request for topography waiver. The applicant will also reach out to the fire department for this application as well.

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

On a motion by Mr. Andrew, seconded by Mr. Benn, application #2022-05 was approved with the condition set forth. Roll Call:

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

## **9. PAYMENT OF VOUCHERS**

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

1. \$2,662.00 to Remington & Vernick Engineers;
2. \$697.50 to Brady & Kunz; and
4. \$100.00 to Robin Schilling, Recording Secretary.

Roll Call:

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

## **10. MATTERS OF DISCUSSION**

Mr. Oris advised the board that the township will be doing a review and re-examination of the Master Plan and that the board will have the opportunity to provide comments.

## **11. PUBLIC COMMENT**

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

John Edmunds – Dr. Edmunds would like to see the Block 291 area along Route 9 be re-zoned as Neighborhood Business.

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

## **12. ADJOURNMENT**

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

Respectfully submitted,



\_\_\_\_\_  
Robin Schilling,  
Planning Board Recording Secretary



\_\_\_\_\_  
George Garbaravage, Chairman  
Planning Board