

**LITTLE EGG HARBOR TOWNSHIP PLANNING BOARD**

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

**Minutes of Meeting Held On January 5, 2023**

Regular Meeting, Thursday, January 5, 2023, 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. OATH OF OFFICE**

Board Members, Blaise Scibetta, Dan Maxwell, Brad Griffin, Matthew Benn, & Ryan Vaux were sworn in by Mr. Brady.

**4. ROLL CALL**

Chairman George Garbaravage, Vice-Chairman Ed Andrew, Mayor Blaise Scibetta, Deputy Mayor Dan Maxwell, Brad Griffin, Matthew Benn, Kathy Tucker & Ryan Vaux

**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  
Scott Taylor, of Taylor Design Group, Planning Board Landscape Architect

**5. ADMINISTRATIVE MATTER**

In lieu of going into Executive Session, the board opted to appoint the Chairman, Vice-Chairman, Recording Secretary and professionals in public forum.

- A. On a motion by Mr. Maxwell, seconded by Mr. Andrew, George Garbaravage was re-appointed as the board Chairman. Roll Call:

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

- B. On a motion by Mr. Maxwell, seconded by Mr. Garbaravage, Ed Andrew was re-appointed as the board Vice-Chairman. Roll Call:

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

- C. On a motion by Mr. Andrew, seconded by Mr. Scibetta, Robin Schilling was re-appointed as the board Recording Secretary. Roll Call:

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

The Township Committee appointed the following board attorney, engineer and landscape architect. The following motions were made by the board to accept these appointments:

- A. On a motion by Mr. Andrew, seconded by Mr. Garbaravage, Brady & Kunz was re-appointed as the board attorney. Roll Call:

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

- B. On a motion by Mr. Maxwell, seconded by Mr. Andrew, Remington & Vernick was re-appointed as the board engineer. Roll Call:

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

- C. On a motion by Mr. Benn, seconded by Mr. Scibetta, Taylor Design Group was re-appointed as the board landscape architect. Roll Call:

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

## **6. ANNOUNCEMENTS**

None

## **7. APPROVAL OF MINUTES**

On a motion by Mr. Andrew, seconded by Mr. Garbaravage, the minutes of the December 1, 2022 Planning Board meeting were moved for approval. All aye.

## **8. MATTERS OF DISCUSSION**

None

## **9. MEMORIALIZATION OF RESOLUTIONS**

None

**10. APPLICATIONS FOR CONSIDERATION**

- A. David DeFeo -  
Preliminary and Final Major Site Plan Approval  
Application #2022-06  
1399 Route 539 a/k/a Block 124, Lot 2 - GB Zone

Kevin Quinlan, Esquire for the applicant. Sworn in Matthew Wilder, applicant's engineer, who provided his background. Marked as Exhibits A-1 & A-2 were aerials of the site. Mr. Wilder provided a summary of the proposed 8,000 sq. ft. one-story building to house an office and warehouse facility for applicant's insulation business. Private well and septic are being proposed. Mr. Wilder reviewed the comments by Remington & Vernick, set forth in their letter dated December 12, 2022. Applicant estimates 7-12 employees, who will come to the site in the morning, leave their personal vehicles and load up a company vehicle with the products needed for their day. Employees may return to the site on occasion during the day for additional supplies if needed. Proposed hours of operation are 7:00 a.m. to 6:00 p.m., six days a week. Applicant is proposing a gravel parking area, and would need a waiver for same. There was discussion regarding the positive and negative aspects as to the gravel parking area, and the applicant did agree to pave the parking area. Applicant will also require waivers for an: environmental assessment, traffic impact study and buffer along Parker's Country Road. Taylor Design Group's letter of December 19, 2022 was discussed as to lighting, design waivers and buffering. Marked as Exhibit A-3 was a color rendering of the proposed metal building. Applicant agreed to have the local fire department review the plan for comments. Trash collection will be done once a week by a private company after 7:00 a.m. and before 7:00 p.m. No outside storage is permitted, except for the parking of company vehicles. The building will not be open to the public as a retail facility. Mr. Brady asked if the applicant would be the only tenant as there are numerous garage doors. Applicant would like the ability to rent our part of the facility in the future. Sworn in applicant, David DeFeo. There was discussion regarding future tenants, location of "man" doors and ADA parking. Mr. Taylor suggested that the applicant speak to the construction official to determine how many "man" doors are required by code. Applicant will work with Mr. Taylor regarding additional tree planting. Mr. Andrew asked if the applicant would be providing an EV parking station, as required by township Ordinance. Mr. Andrew also inquired about signage. Applicant is only proposing a free-standing monument sign, no building signage. It was agreed that if the applicant wanted to rent out any part of the building in the future, he would require amended site plan approval.

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 #2022-06 was approved with the agreed upon waivers and comments. Roll Call:

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

**11. PUBLIC COMMENT**

There was no public present, so the meeting was not opened to the public.

**12. PAYMENT OF VOUCHERS**

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

1. \$1,313.00 to Remington & Vernick Engineers;
2. \$1,066.75 to Taylor Design Group;
3. \$682.00 to Brady & Kunz; and
4. \$100.00 to Robin Schilling, Recording Secretary.

Roll Call:

Benn – Yes  
Scibetta – Yes

Tucker – Yes  
Andrew – Yes

Griffin – Yes  
Garbaravage - Yes

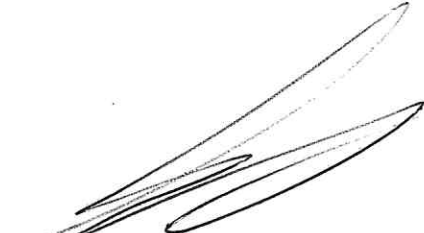
Maxwell – Yes

**13. ADJOURNMENT**

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

Respectfully submitted,

  
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Robin Schilling,  
Planning Board Recording Secretary

  
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George Garbaravage, Chairman  
Planning Board