

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

Minutes of Meeting Held On February 2, 2023

Regular Meeting, Thursday, February 2, 2023, 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 Blaise Scibetta, Deputy Mayor Dan Maxwell, Brad Griffin, Matthew Benn & Kathy Tucker / Absent: Ryan Vaux

APPEARING FOR THE PROFESSIONALS:

Tom Kunz, 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

4. ANNOUNCEMENTS

None

5. APPROVAL OF MINUTES

On a motion by Mr. Andrew, seconded by Mr. Benn, the minutes of the January 5, 2023 Planning Board meeting were moved for approval. Roll Call:

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

6. ADMINISTRATIVE MATTER

N/A

7. MATTERS OF DISCUSSION

N/A

8. MEMORIALIZATION OF RESOLUTIONS

- A.** Resolution #2023-01 – 2023-06
Appointments of Board & Professionals for 2022

On a motion by Mr. Andrew, seconded by Mr. Benn, Resolutions 2023-01 through 2023-06 were moved for approval. Roll Call:

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

- B. Resolution #2023-07
David DeFeo
Application #2022-06
1399 Route 539 a/k/a Block 124, Lot 2

On a motion by Mr. Scibetta, seconded by Mr. Andrew, Resolution 2023-07 was moved for approval. Roll Call:

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

9. APPLICATIONS FOR CONSIDERATION

- A. Application #2022-02A
Elayne & Phillip Koblensky
20 Firehouse Drive / Block 169, Lots 9.02 & 9.03
Extension of Minor Subdivision

James Raban, Esquire for the applicants. Applicant is seeking a one-year extension for the approval granted under Resolution #2022-09 for a minor sub-division. Mr. Raban explained that the applicants did not receive their NJDEP determination letter until after the expiration of the map filing deadline of 190 days. Mr. Oris asked if there was anything that changed as part of this determination that would affect the footprint of the lots. Sworn in James Brzozowski, applicant's engineer, who provided his background. Mr. Brzozowski stated there would be no change to the footprint or prior 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. Maxwell, the application was closed to the public. All aye.

On a motion by Mr. Andrew, seconded by Mr. Benn, application #2022-02A was approved. Roll Call:

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

- B. Application #2011-03B
New Life Community Church
595 Parkertown Drive / Block 100, Lot 55.02
Amended Site Plan Approval

Richard Viscoky, Esquire for the applicant. Mr. Viscoky provided a summary of the existing church site that was built in 2012. During the covid pandemic, the church purchased a tent to be used for outside church services. The church members have enjoyed the outside gatherings and wish to continue to do so by removing the tent and replacing it with a 30x40 pavilion on a concrete slab with a 12x24 storage shed for chairs and related items. Sworn in Frank Little, applicant's engineer, who provided his background. Marked as Exhibits A-1 were three photographs of the existing site and A-2 the site plan submitted with the application. Applicant does require Variances for minimum frontyard setback for the pavilion and shed to the paper street, Burd Drive. Applicant also requires a Variance for maximum height of an accessory structure of 17.75 feet, where 15 feet is permitted and maximum square footage of an accessory

structure of 1,200 square feet, where 900 square feet is permitted. Mr. Little stated there would be little to no impact on the existing grading and drainage. Mr. Oris reviewed his letter dated December 23, 2022. Any required outside agency approvals will be obtained and provided. No additional exterior lighting is being proposed. The pavilion will have lighting underneath and there will be walkway lighting to the pavilion area. Mr. Taylor reviewed his letter dated January 23, 2023. Mr. Taylor suggested a dedication of easement for the paper streets and Mr. Oris agreed. Mr. Taylor asked what kind of functions the pavilion would be used for. Sworn in William Esrey, architect of the pavilion, who provided his background. Mr. Esrey described the proposed structure. Sworn in Pastor Danial McKillop. Pastor McKillop stated they would like the ability to use the pavilion for any function the church would be used for, including revivals, barbeques, services and worship time.

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. Scibetta, seconded by Mr. Andrew, application #2011-03B was approved.
Roll Call:

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

- C. Application #2022-11
Manasquan Bank
540 Route 9 South / Block 280, Lot 5
Minor Site Plan Approval

Harvey York, Esquire for the applicant. Mr. York summarized the proposed amended site plan. No new construction or changes to the exterior are being proposed. The applicant wishes to rent out a portion of the interior of the bank building not being used. Sworn in Matt Hockenbury, applicant's engineer, who provided his background. Mr. Hockenbury provided a summary of the site. Applicant wishes to rent a portion of the site as a retail space, which is a permitted use in the zone. Proposed hours of operation would be 8:00 am to 8:00 pm, with 2-3 employees. The existing site has more than adequate parking for both uses. No new signage is being proposed at this time. If future signage is needed, it will comply with the township Ordinance. Trash collection will remain at once a week. Mr. Oris reviewed his letter dated January 6, 2023. Mr. Oris stated that two ADA parking spots are required at the site and same should be brought into compliance. The basement will remain as storage only. Mr. Andrew asked if an EV charging spot will be added per the township Ordinance. Mr. Taylor reviewed his letter dated February 1, 2023. Mr. Taylor asked for details on the specific retail use. The proposed space will only be used for permitted retail uses and office space. Mr. Taylor suggested a sidewalk along Route 9 and landscaping along the front and rear of the property. The applicant's requirement for street trees was also discussed and it was agreed that two street trees would be required, as well as the sidewalks.

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

Robert Blacie (34 Leitz Blvd.) – Mr. Blacie was sworn in. Mr. Blacie asked about specific retail uses i.e. sale of marijuana. Mr. York responded that marijuana sales would not be permitted.

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 Ms. Tucker, application #2022-11 was approved with the conditions that an EV charging spot will be added, sidewalks and two street trees along Route 9. Roll Call:

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

10. PUBLIC COMMENT

On a motion by Mr. Andrew, seconded by Mr. Benn, 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. Benn, 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. \$1,759.50 to Remington & Vernick Engineers;
2. \$1,482.50 to Taylor Design Group;
3. \$682.00 to Brady & Kunz; and
4. \$100.00 to Robin Schilling, Recording Secretary.

Roll Call:

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

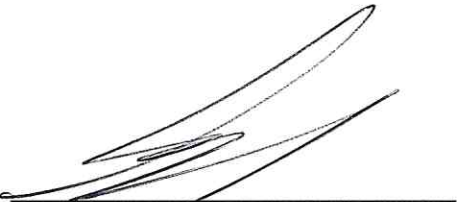
12. ADJOURNMENT

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

Respectfully submitted,



Robin Schilling,
Planning Board Recording Secretary



George Garbaravage, Chairman
Planning Board