

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

Minutes of Meeting Held On March 2, 2023

Regular Meeting, Thursday, March 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, & Kathy Tucker

Absent: Brad Griffin, Matthew Benn & 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

4. ANNOUNCEMENTS

None

5. APPROVAL OF MINUTES

On a motion by Mr. Andrew, seconded by Ms. Tucker, the minutes of the February 2, 2023 Planning Board meeting were moved for approval. Roll Call:

Tucker – Yes
Andrew – Yes

Maxwell – Yes
Garbaravage - Yes

Scibetta - Yes

6. ADMINISTRATIVE MATTER

N/A

7. MATTERS OF DISCUSSION

- A.** Ordinance of the Township of Little Egg Harbor, County of Ocean, State of New Jersey Amending and Supplementing Chapter 215, Land Use and Development, specifically, Article XIII, entitled "Supplementary Standards Pinelands Area," so as to come into compliance with the stormwater regulations of the Pinelands Comprehensive Management Plan

Mr. Oris discussed the proposed change to Chapter 215 and the township's need to adopt the model ordinance. Mr. Andrew asked what the difference is between the Pinelands region stormwater management and the rest of the township. Mr. Oris explained that it is similar to the state's best practices and consistent with the township's Master Plan.

On a motion by Ms. Tucker, seconded by Mr. Maxwell, the board, by way of Resolution #2023-11 agreed that the Ordinance is consistent with the Master Plan and recommended that it go back the governing body for a second reading.

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

8. MEMORIALIZATION OF RESOLUTIONS

A. Resolution #2023-08
Elayne & Phillip Koblensky #2022-02A
20 Firehouse Drive / Block 169, Lots 9.02 & 9.03
Extension of Minor Subdivision

B. Resolution #2023-09
New Life Community Church #2011-03B
595 Parkertown Drive / Block 100, Lot 55.02
Amended Site Plan Approval

C. Resolution #2023-10
Manasquan Bank #2022-11
540 Route 9 South / Block 280, Lot 5
Minor Site Plan Approval

On a motion by Mr. Andrew, seconded by Ms. Tucker, Resolutions 2023-08, 2023-09 & 2023-10 were moved for approval. Roll Call:

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

9. APPLICATIONS FOR CONSIDERATION

A. Application #2022-12
James & Marjorie Roy
362 Wood Street a/k/a Block 191.01, Lot 4.03
Minor Subdivision

Robert Shinn, Esquire for the applicants. Mr. Shinn marked the following exhibits: A1 – original filed application; A2 – sub-division plan & A3 – notice to adjacent property owners.

Sworn in James Brzozowski, PE, PP, applicant's engineer. Applicant is proposing a three lot sub-division, creating two new buildable lots and one lot will remain with applicant's existing residence. All lots will be serviced with well and septic. Mr. Oris reviewed his letter dated January 12, 2023. The need for Variances was discussed. Applicant is not requesting any Variances. If at such time as homes are built on the lots and Variances are required, the owner would have to apply for same. Applicant is requesting a Waiver for curbing and sidewalks. Since there are no other sidewalks in the area, the board granted the Waiver.

On a motion by Mr. Andrew, seconded by Mr. Maxwell, the application was opened to the public. All aye. There being no public wishing to comment, on a motion by Mr. Andrew, seconded by Ms. Tucker the application was closed to the public.

On a motion by Mr. Andrew, seconded by Mr. Maxwell, application #2022-12 was approved with no Variances agreed upon and a Waiver for curbing and sidewalks. Roll Call:

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

10. PUBLIC COMMENT

On a motion by Mr. Andrew, seconded by Mr. Scibetta, the meeting was opened to the public. All aye. There being no public present, on a motion by Mr. Andrew, 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 Ms. Tucker, the following payments were approved:

1. \$1,395.00 to Brady & Kunz;
2. \$1,908.00 to Taylor Design Group;
3. \$3,686.50 to Remington & Vernick Engineers; and
4. \$100.00 to Robin Schilling, Recording Secretary.

Roll Call:

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

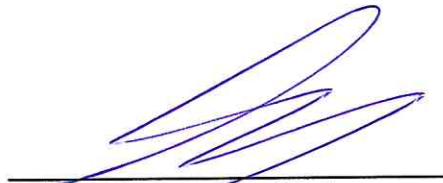
12. ADJOURNMENT

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