

LITTLE EGG HARBOR TOWNSHIP PLANNING BOARD

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

Minutes of Meeting Held On April 6, 2023

Regular Meeting, Thursday, April 6, 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, Matthew Benn, & Kathy Tucker

Absent: Brad Griffin & Ryan Vaux

APPEARING FOR THE PROFESSIONALS:

Terry Brady 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 Mr. Scibetta, the minutes of the March 2, 2023 Planning Board meeting were moved for approval. All aye.

6. ADMINISTRATIVE MATTER

N/A

7. MATTERS OF DISCUSSION

- A. Rising Sun Partners, LLC t/a Oskar Huber Furniture & Design
1001 Route 539 a/k/a Bl. 193, Lot 1
Informal Application #2023-03

Christopher Supsie, Esquire for the applicant. Applicant is proposing a contractor warehouse building, furniture outlet and furniture warehouse on a 7,324 acre vacant, wooded lot. Applicant, Ron Huber provided a summary of the proposed retail outlet and warehouse for their two other retail locations and a contractor's warehouse to be leased out. Mr. Huber estimates 6-8 employees for

the furniture portion of the project. The applicant's engineer, Bruce Jacobs, discussed the proposed parking, trash enclosure areas and signage. Mr. Jacobs also discussed the Waiver for Stormwater Management that they would be requesting. Applicant will improve a portion of 9th Avenue, but is not proposing a cul-de-sac. The board suggested that the Parkertown Fire Department be contacted as to circulation to the site. Ms. Hilla asked for more information on the cleared areas and buffering requirements. Mr. Jacobs stated that they are not proposing a sub-division, and requested feedback from the board as to same. The Board suggested that the more favorable rear buffer setbacks provided by a subdivision could likely run with the un-subdivided properties if such a waiver would be requested. Mayor Scibetta touched on the e-mail from Taylor Design with regard to sidewalks and bike racks. The Chairman suggested adding some decorative stone work like some of the other buildings on Route 539. It was suggested that the applicant re-check with the County about future widening plans for Rt. 539 which might impact their front setbacks and drainage issues.

8. MEMORIALIZATION OF RESOLUTIONS

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

On a motion by Mr. Andrew, seconded by Ms. Tucker, Resolution 2023-12 was moved for approval. Roll Call:

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

9. APPLICATIONS FOR CONSIDERATION

- A. Application #1987-17AC
Phoenix Pinelands Corporation
Block 3, Lot 9.01
Extension of Resource Extraction Permit

Joseph D. Coronato, Sr. for the applicant. Mr. Coronato stated that he believes that his client's current mining operation permit falls within the scope of the Covid Extension Act. Mr. Coronato placed on the record that he did notice for this application. The applicant is no longer mining at the site, they only wish to transport the existing sand and work toward restoration of the site as required. Applicant is only seeking an extension of the most recent permit, extending its

end date until November 19, 2023, at which time all operations will cease. Sworn in William DeNise from Phoenix Pinelands. Mr. DeNise stated that they have already begun the required restoration by sloping and adding top soil and seedlings, The Chairman asked if all the previously agreed upon items would still be enforced, such as hours of operation, which they will.

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

Peter Ferwerda (sworn in) – Mr. Ferwerda had concerns with the buffering along Route 539 and wants the fencing installed that he believes was previously required. Mr. Ferwerda stated that there has always been issues with the roads and whether they are public or private and trespassing. Mr. Ferwerda offered Exhibits PF-1 (zone map), PF-2 (photo of boat), and PF-3 (1930 map). He requested that everything not being used, be removed off the property, including the boat in the lake, and the site be brought into compliance. He stated there is a big problem with intruders that also affects his property.

Ann-Marie Woods (sworn in) – Mrs. Woods had concerns with what she believes to be environmental issues at the site, and discussed a plastic pipe that may not be working properly, silting and a red substance on the water. She also stated that dirt bikes and quads are an issue at the site and would like to see something done about them. Mr. Brady explained that the applicant is only in front of the board for an extension and anything code enforcement related should be directed to the township zoning officer.

Jean Ferwerda (sworn in) – Ms. Ferwerda also voiced her concerns with the trespassing and no police presence.

Steven Woods (sworn in) – Mr. Woods asked what will happen after the November 19, 2023 termination date. Mr. Coronato stated that they will continue with restoration, removal of the building and vessel and replanting.

Peter Ferwerda (sworn in) - Mr. Ferwerda stated that the pipe Mrs. Woods is referring to can be seen in one of his exhibits.

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

The Vice-Chair asked who monitors the restoration. Mr. DeNise stated they have hired a contractor and the township engineer will continue to do inspections.

On a motion by Mr. Benn, seconded by Mr. Andrew, application #1987-17AC was approved. Roll Call:

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

10. PUBLIC COMMENT

On a motion by Mr. Scibetta, seconded by Mr. Andrew, the meeting was opened to the public. All aye. There being no public present wishing to comment, on a motion by Mr. Scibetta, seconded by Mr. Andrew, 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. \$1,505.00 to Brady & Kunz;
2. \$641.25 to Taylor Design Group; and
4. \$100.00 to Robin Schilling, Recording Secretary.

Roll Call:

Benn – Yes	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. Benn, the meeting was adjourned. All aye.

Respectfully submitted,



Robin Schilling,
Planning Board Recording Secretary



George Garbaravage, Chairman
Planning Board