

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

Minutes of Meeting Held On May 4, 2023

Regular Meeting, Thursday, May 4, 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. OATH OF OFFICE

Mr. Kunz swore in new board member Carol Miller-True.

3. ROLL CALL

Chairman George Garbaravage, Vice-Chairman Ed Andrew, Mayor Blaise Scibetta, Deputy Mayor Dan Maxwell, Matthew Benn, Ryan Vaux & Carol True

Absent: Brad Griffin & Kathy Tucker

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. Scibetta, the minutes of the April 6, 2023 Planning Board meeting were moved for approval. Roll Call:

Benn - Yes	Vaux – Yes	Maxwell – Yes
Scibetta – Yes	Andrew – Yes	Garbaravage - Yes

6. ADMINISTRATIVE MATTER

None

7. MATTERS OF DISCUSSION

None

8. MEMORIALIZATION OF RESOLUTIONS

- A. Resolution #2023-13**
Phoenix Pinelands Corporation
Application #1987-17AC
Block 3, Lot 9.01
Extension of Resource Extraction Permit

On a motion by Mr. Andrew, seconded by Mr. Benn, Resolution #2023-13 was moved for approval. Roll Call:

Benn - Yes	Vaux – Yes	Maxwell – Yes
Scibetta – Yes	Andrew – Yes	Garbaravage - Yes

9. APPLICATIONS FOR CONSIDERATION

- A. Application #2023-04**
Carl Tortora
52 & 54 Kansas Road / Block 326.215, Lots 30 & 31
Minor Subdivision

James S. Raban, Esquire for the applicant. Applicant is proposing a sub-division that realigns the lot line to create two single family lots that are more equal in size. Sworn in James Brzozowski, applicant's engineer. Marked as Exhibits A-1 were photographs of the site & A-2 a google map photo of the site. Mr. Brzozowski provided an overview of the lots, which have been eroded due to the fact there is no bulkhead in place. The prior owners of the site received DEP approval for 150 feet of bulkhead, which does not completely bulkhead both lots. Mr. Oris discussed applying for an individual permit with the DEP in lieu of the general permit received. Applicant will comply with all rearyard setbacks. Bank stabilization verses complete bulkheading was also discussed. The positive and negative criteria of the application was placed on the record. Mr. Oris reviewed his letter dated April 6, 2023 and requested the wetlands on the properties be placed on the plans. Lot depth variances for both lots are required, as the lots are not 87 feet in depth. Applicant, Carl Tortora, was sworn in. Mr. Tortora is proposing to bulkhead the site as soon as he is able to. Mr. Kunz discussed the issues with resolution compliance if bulkheading was a part of same.

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

Samin Khoury (sworn in) – Mr. Khoury is the owner of Lot 32 and stated he is not against the proposal and is happy that applicant will not need a rearyard setback variance. Mr. Khoury is concerned with the bulkhead and would like to see the entire site bulkheaded and reminded the board that when the prior owner went before the Zoning Board of Adjustment, that board was insistent that the entire site be bulkheaded as required by the township ordinance.

David Fuller (sworn in) - Mr. Fuller is not in support of bio-logs or any other type of bank stabilization. He also suggested hay bales or some type of temporary fencing be added to the site now that it is cleared. Mr. Oris agreed that this would be helpful.

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

Mr. Raban stated that after speaking with his client, they are withdrawing their request for a bulkhead variance and will comply with the bulkhead ordinance. Applicant will also install the temporary fencing as suggested.

On a motion by Mr. Andrew, seconded by Mr. Benn, application #2023-04 for a sub-division and lot depth variance for each lot was approved. Roll Call:

Benn - Yes	Vaux – Yes	Maxwell – Yes
Scibetta – Yes	Andrew – Yes	Garbaravage - Yes

- B.** Application #2023-05
JLCEOB, LLC
Otis Bog Road / Block 282.01, Lot 8.02
Preliminary & Final Site Plan

Richard Visotcky, Esquire for the applicant. Sworn in, Robert Woodcock, applicant's engineer. Applicant is seeking preliminary and final site plan approval to construct three buildings, containing contractor's office / warehouse space and three buildings for climate controlled, mini self-storage, along with parking and stormwater management basins on a 3.72 acre site. Mr. Woodcock provided an overview of the site, which is in the highway business zone and scenic gateway overlay zone. Marked as Exhibit A-1 was a color photograph of the site. The height of the buildings were discussed and it was determined that no height variances for the buildings would be needed. Marked as Exhibit A-2 was applicant's architectural plan. Applicant has requested a road easement vacation from the township, but even if not granted the applicant can comply with the 25 foot buffer. Applicant also contacted a neighboring residence about relocating her driveway, but she declined. Applicant is proposing a 25 foot buffer along the rear, 20 foot buffer along the northern side and 37 foot buffer on the southerly side (closest to Cranberry Creek). Mr. Woodcock discussed site traffic and stated that the self-storage area would be done in phases. Applicant is proposing a concrete pad at one of the phases to hold storage of boats, campers, etc. until such phase is built. Mr. Taylor stated that once the third self-storage unit is built out, there would be no outside storage and no parking or storage along the back driveway area. Both Mr. Taylor and Mr. Oris discussed the need for more specific uses for the office / warehouse buildings, since the use effects the parking requirements. There was discussion on the conditional uses and if a use variance was required, the application would have to go to the zoning board. Applicant stated that the self-storage would have a small office, with one employee. Mr. Taylor suggested tan fencing verses white fencing at the site. Applicant agreed to Mr. Taylor's suggested landscape additions and street trees and will provide a more detailed lighting plan. Applicant is proposing two signs, one along Route 9 and one within the site and agreed to the installation of sidewalks. Mr. Woodcock did reach out to the West Tuckerton Fire Department and will continue to work with them to ensure there is ample space for their fire apparatus and will install a knock box as requested. Mr. Taylor reviewed his letter dated May 3, 2023. Mr. Taylor suggested a masonry trash enclosure verses fencing. He also discussed his safety concerns with the entrance / exit doors and suggested striping and bollards. Proposed hours of operation will be 6am to 10-om and one EV charging station will be added to the site. Mr. Taylor stated that since this project is within the scenic gateway overlay zone, there are certain requirements of colors and esthetics to the building and suggested the applicant re-visit the proposed architectural as to same. Sworn in applicant, John Resciniti, Jr. Applicant and his wife will be on-site and occupy one of the office units and agreed to no outside fabrication or storage at the

contractor's office / warehouse area. The proposed uses were again discussed. Applicant would like to see HVAC, electric and plumbing contractors use the space.

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

Roy Chrococinski (Cranberry Creek HOA President) – Mr. Chrobocinski asked about the sidewalks and size of the signage and would appreciate a larger buffer, He also asked about a turning lane off of Route 9 to Otis Bog Road. Mr. Oris advised that any improvements to Route 9 would need DOT approval, that this board could not require same.

Mary Jane & Chalres Eicke (sworn in) – Mr. Eicke stated that their residence is very close to the self-storage units and that the proposed buildings would destroy their community and property value. Mrs. Eicke was concerned about the noise and property values.

Joann Nudo (sworn in) - Ms. Nudo was concerned with the traffic on Otis Bog Road and the property values.

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

After some discussion regarding the uses and changes suggested, Mr. Vistocky requested that the application be carried. On a motion by Mr. Andrew, seconded by Mr. Benn, application #2023-05 was carried to the June 1, 2023 meeting, with no additional notice required. Roll Call:

Benn - Yes	Vaux – 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 present 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. \$2,972.50 to Remington & Vernick Engineers;
2. \$342.00 to Taylor Design Group;
3. \$837.00 to Brady & Kunz; and
4. \$100.00 to Robin Schilling, Recording Secretary.

Roll Call:

Benn - Yes	Vaux – Yes	Maxwell – Yes
Scibetta – Yes	Andrew – Yes	Garbaravage - Yes

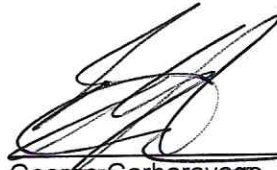
12. ADJOURNMENT

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

Respectfully submitted,



Robin Schilling,
Planning Board Recording Secretary


Vice -

~~George Garbarava~~, Chairman
Planning Board

Edward Andrew