

LITTLE EGG HARBOR TOWNSHIP PLANNING BOARD

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

Minutes of Meeting Held On June 1, 2023

Regular Meeting, Thursday, June 1, 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

Vice-Chairman Ed Andrew, Mayor Blaise Scibetta, Deputy Mayor Dan Maxwell, Matthew Benn & Kathy Tucker

Absent: George Garbaravage, Brad Griffin & 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

4. ANNOUNCEMENTS

None

5. APPROVAL OF MINUTES

On a motion by Mr. Benn, seconded by Mr. Maxwell, the minutes of the May 4, 2023 Planning Board meeting were moved for approval. Roll Call:

Benn – Yes
Maxwell – Yes

Tucker – Abstain
Scibetta – Yes

True – Yes
Andrew - Yes

6. ADMINISTRATIVE MATTER

N/A

7. MATTERS OF DISCUSSION

N/A

8. MEMORIALIZATION OF RESOLUTIONS

- A. Resolution #2023-14
Carl Tortora - Application #2023-04
52 & 54 Kansas Road / Block 326.215, Lots 30 & 31
Minor Subdivision

On a motion by Mr. Benn, seconded by Mr. Maxwell, Resolution #2023-04 was memorialized. Roll Call:

Benn – Yes
Maxwell – Yes

Tucker – Yes
Scibetta – Yes

True – Yes
Andrew - Yes

9. APPLICATIONS FOR CONSIDERATION

- A. Application #2023-05 (continued from 5-4-2023)
JLCEOB, LLC
Otis Bog Road / Block 282.01, Lot 8.02
Preliminary & Final Site Plan

Richard Visotcky, Esquire for the applicant. Mr. Visotcky requested that this application be carried to the July 6, 2023 meeting, waiving any time constraints and no additional notice required. On a motion by Mr. Maxwell, seconded by Mr. Benn, application #2023-05 was carried to the July 6, 2023 meeting, with no additional notice required. Roll Call:

Benn – Yes	Tucker – Yes	True – Yes
Maxwell – Yes	Scibetta – Yes	Andrew - Yes

- B. Application #2023-07
M.G.E.G Investments, LLC
160 Stage Road / Block 264, Lot 13
Minor Subdivision

Richard Visotcky, Esquire for the applicant. Mr. Visotcky provided a summary of the two lot subdivision, stating that the existing house, currently occupied by Mr. Gandolfo, Jr., will remain and be the future residence of Mr. Gandolfo, Sr. and the new, single family home will be occupied by Mr. Gandolfo, Jr. and his daughters. The existing house does have pre-existing, non-conformities due to its age of approximately 70 years. The existing garage will be removed. Sworn in applicant's engineer, Jeff Daum. Marked as exhibits A-1 & A-2 where photographs of the site. Mr. Daum provided some additional information on the lot configurations, and testified that he felt the proposal was in conformity with the zone plan and no substantial detriment to the neighborhood. Mr. Oris discussed his review letter dated April 24 2023, and Mr. Daum takes no exception to recommendations set forth. Mr. Oris discussed the lot depth of the proposed lot and dedication of an 8.5 foot right-of-way along Madeline drive to the township. Mr. Oris suggested that the applicant extend the curbing and sidewalks along Stage Road.

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

Eric Robinson (sworn in) – Mr. Robinson is concerned with the shape of the lot to be created and feels it does not fit in with the rest of the homes along Madeline Drive.

Kimberly Robinson (sworn in) – Mrs. Robinson had concerns that the oddly shaped lot would de-value the other homes in the area.

Ernest Gandolfo (sworn in) – Mr. Gandolfo is the son of the applicant and has resided in the existing residence for the last four years. Mr. Gandolfo stated that he has improved / renovated the existing structure from its former state, which is a positive impact on the neighborhood.

Steve Dorrick (sworn in) – Mr. Dorrick stated while the improvements made to the existing residence are good for the neighborhood, he does have concerns that the new lot will de-value the other lots due to its odd shape.

Mr. Brady addressed the issue that the board cannot take into consideration personal circumstances, nor can they be used to make a determination.

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

Mr. Oris stated that he reviewed the Madeline Lane subdivision and discussed the size of the lots in comparison to the proposed new lot. There are no Variances being requested. There was some discussion by the board and Mr. Oris regarding possible options, but agreed it seemed to make the most sense to have the new lot as conforming as possible. Mr. Scibetta asked if the new lot would have its own driveway, which it will.

Applicant, Ernst Gandolfo, was sworn in. Mr. Gandolfo agreed to the suggested curbing and sidewalk along Stage Road.

On a motion by Mr. Benn, seconded by Ms. Tucker, application #2023-07 was approved.
Roll Call:

Benn – Yes	Tucker – Yes	True – Yes
Maxwell – Yes	Scibetta – Yes	Andrew - Yes

10. PUBLIC COMMENT

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

11. PAYMENT OF VOUCHERS

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

1. \$5,847.50 to Remington & Vernick Engineers;
2. \$691.50 to Taylor Design Group;
3. \$1,007.50 to Brady & Kunz; and
4. \$100.00 to Robin Schilling, Recording Secretary.

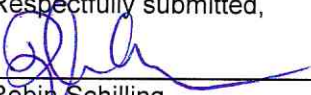
Roll Call:

Benn – Yes	Tucker – Yes	True – Yes
Maxwell – Yes	Scibetta – Yes	Andrew - Yes


12. ADJOURNMENT

There being no further business, the meeting was adjourned. All aye.

Respectfully submitted,



Robin Schilling,
Planning Board Recording Secretary



Edward Andrew, Vice-Chairman
Planning Board