

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

Minutes of Meeting Held On July 6, 2023

Regular Meeting, Thursday, July 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 & Kathy Tucker

Absent: Brad Griffin, Matthew Benn & 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
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 Ms. Tucker, the minutes of the June 1, 2023 Planning Board meeting were moved for approval. All aye.

Tucker – Yes
Scibetta – Yes

True – Yes
Andrew – Yes

Maxwell – Yes
Garbaravage - Abstain

6. ADMINISTRATIVE MATTER

N/A

7. MATTERS OF DISCUSSION

N/A

8. MEMORIALIZATION OF RESOLUTIONS

- A. Resolution #2023-15
M.G.E.G Investments, LLC – Application #2023-07
260 Stage Road / Block 264, Lot 13
Minor Subdivision

On a motion by Mr. Andrew, seconded by Ms. Tucker, Resolution 2023- 15 was moved for approval. Roll Call:

Tucker – Yes
Scibetta – Yes

True – Yes
Andrew – Yes

Maxwell – Yes
Garbaravage - 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

Robert Shinn, Esquire for the applicant. Sworn in Robert Woodcock, applicant's engineer. Marked as Exhibit A-3 was the revised site plan. Mr. Woodcock reviewed the revisions made to the site plan, including the addition of sidewalks, wider interior access lanes, bollards / striping and increased buffering on three sides. Mr. Oris brought up numerous questions regarding the interior circulation and suggested some additional changes and possibly some one-way lanes. Mr. Taylor asked for clarification on the rear buffering and street vacation. An application has been made to the township for a partial street vacation. Mr. Taylor suggested a larger tree specimen to help with the buffering between the site and the residences. Applicant suggested an 8ft. fence along the rear instead of a 6 ft. fence to help with the buffering. Both Mr. Taylor and Mr. Oris discussed the partial street vacation and if not granted the applicant would have to come back for an amended site plan. The three front buildings will be used for contractor's office, warehouse and light industrial. No outside fabrication or retail sales will be permitted. Mr. Woodcock testified that the parking requirements for these three buildings would be 30.53 parking spaces and 33 spaces are being provided. One EV charging station will be added to the site. Mr. Oris stated that it is still not clear what the parking requirements are for the mini-storage area. Mr. Taylor asked about over-night parking of tractor trailers, which will not be allowed. Contractor's vehicles will not take up any of the required parking spaces. Boat and RV storage will be allowed on the concrete pad area only, and only until that building is built out. Applicant is proposing two signs, one on Route 9 and one on Otis Bog Road. Applicant agreed to reduce the sign off of Route 9 to 20 sq. ft. A design waiver is needed for the proposed trash enclosure. Sworn in Joseph Adamson, applicant's architect. Mr. Adamson re-designed the buildings in accordance with the suggestions from the first meeting. All the buildings were designed to complement each other and will done in earth tones and gables. The mini-storage will be smaller and will not have gables, but a similar color palette. Marked as A-4 was a color rendering of the proposed architectural plan. Mr. Oris asked for additional information on proposed lighting and same should be added to the plans. It was agreed that part of the 6ft fence would be reduced to 4 ft. within the setback line of Otis Bog Road.

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

Roy Chrobocinsky (Cranberry Creek HOP President, sworn in) – Mr. Chrobocinsky asked for confirm that the size of the one sign was reduced to 20ft., which it is. He also supports the 8ft. fence along the rear buffer and had questions on the pole lighting, which Mr. Taylor responded to.

Iris Coyle (sworn in) – Ms. Coyle asked for clarification on the sign location on Otis Bog, in which Mr. Woodcock stated it is in the center of the site. She also asked about the time the lights would be turned on/off, which will be dusk to 10pm. Ms. Coyle requested additional information on the tree specimens to be used as well.

Joann Nudo (sworn in) – Ms. Nudo stated that she was not happy about the building and hopes the board takes into consideration that her rear sliding door is approximately 87 feet to the site. She also asked if some type of barrier could be installed, along with proposed buffering and fence.

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

Mr. Scibetta asked what could be done to benefit the residents on Daffodil Drive. Mr. Taylor stated that they could try to maximize the tree preservation and use taller specimen trees in the buffering. Mr. Scibetta asked if a sound barrier could be installed. Applicant agreed to adding acoustic fence in the area closest to the residences. Applicant also agreed to work with Mr. Oris regarding the interior traffic pattern.

On a motion by Mr. Andrew, seconded by Ms. Tucker, application #2023-05 was moved for approval. Roll Call:

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

- B.** Application #2023-06
Jones Real Estate Management, LLC
1448 North Green Street / Block 80, Lot 14.07
Preliminary & Final Site Plan Approval

Robert Shinn, Esquire for the applicant. Mr. Shinn explained that this project started in 2008 by the applicant's father, but then the economy wet down and they put it on hold. Sworn in Christopher Morris, applicant's engineer. Applicant is requesting the same variances as in their 2008 application. Marked were Exhibits A-1, site plan and A-2, architectural. The location of the trash enclosure was discussed. There will be no trash pick-up or deliveries before 7am. Applicant is not proposing any outside fabrication of equipment. Sidewalks and curbing are being proposed at the site and applicant agrees to adding one EV charging station. Applicant, Justin Jones, was sworn in. Mr. Jones explained that his company creates commercial aquatic facilities, such as water slides and pools. The structures are not made on site and there will be no walk-in traffic or retail sales. All materials will be stored within the buildings. Proposed staff include the Mr. Jones, his brother and a secretary. If any other uses of the site are added, the applicant would have to come to the board for approval. The previously proposed silos are no longer needed due to the change in how the equipment is made. There will be no hazardous materials stored on site and no fueling facilities or equipment maintenance on site.

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

On a motion by Mr. Andrew, seconded by Mr. Scibetta, application #2023-05 was moved for approval. Roll Call:

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

10. PUBLIC COMMENT

There was no public present, accordingly, the meeting was not opened to the public.

11. PAYMENT OF VOUCHERS

On a motion by Mr. Andrew, seconded by Ms. Tucker, the following payments were approved:

1. \$3,957.50 to Remington & Vernick Engineers;
2. \$1,344.00 to Taylor Design Group;
3. \$372.00 to Brady & Kunz; and
4. \$100.00 to Robin Schilling, Recording Secretary.

Roll Call:

Tucker – Yes
Scibetta – Yes

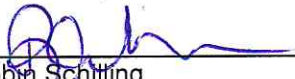
True – Yes
Andrew – Yes

Maxwell – 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