

LITTLE EGG HARBOR TOWNSHIP PLANNING BOARD

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

Minutes of Meeting Held On August 3, 2023

Regular Meeting, Thursday, August 3, 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, Matthew Benn, Kathy Tucker & Ryan Vaux

Absent: Deputy Mayor Dan Maxwell, Brad Griffin & Carol True

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. Andrew, seconded by Ms. Tucker, the minutes of the July 6, 2023 Planning Board meeting were moved for approval. Roll Call:

Benn – Abstain	Tucker – Yes	Vaux – Yes
Scibetta – Yes	Andrew – Yes	Garbaravage - Yes

6. ADMINISTRATIVE MATTER

N/A

7. MEMORIALIZATION OF RESOLUTIONS

- A. Resolution #2023-16**
JLCEOB, LLC – Application #2023-05
Otis Bog Road / Block 282.01, Lot 8.02
Preliminary & Final Site Plan

On a motion by Mr. Andrew, seconded by Ms. Tucker, Resolution #2023-16 was moved for approval. Roll Call:

Benn – Abstain	Tucker – Yes	Vaux – Yes
Scibetta – Yes	Andrew – Yes	Garbaravage - Yes

B. Resolution #2023-17

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

On a motion by Mr. Andrew, seconded by Ms. Tucker, Resolution #2023-17 was moved for approval. Roll Call:

Benn – Abstain	Tucker – Yes	Vaux – Yes
Scibetta – Yes	Andrew – Yes	Garbaravage - Yes

8. APPLICATIONS FOR CONSIDERATION

A. Application #2023-02

Zaim & Besim Lika
145 & 147 East Raritan Drive / Block 325.101, Lots 29 & 30
Minor Subdivision

Richard Visotcky, Esquire for the applicants. Applicants are seeking to re-subdivide lots 29 and 30 and move 118.5 sq. ft. from lot 29 to lot 30 to eliminate the variance needed for an existing pool cabana. If the subdivision is approved, the cabana would be conforming. Both lots are in the R50 zone and oversized. Sworn in Robert Woodcock, applicant's engineer. Mr. Woodcock testified that there is an existing combined side-yard setback non-conformity on lot 29, where 15 feet is required and 11.8 feet exists. Applicants are also seeking a waiver from the grading requirement, since both lots have existing residences on them. Mr. Oris reviewed his letter dated June 29, 2023. Mr. Oris stated that aside from the combined side-yard setback non-conformity, that lot 29 does not comply with the township code with regard to bulkheading. The owner of lot 29 was not present at the meeting. Mr. Visotcky placed on the record that his clients would not bring the bulkhead into compliance. Mr. Brady spoke about the board's duties with regard to bringing non-conformities into compliance. Mr. Brady also suggested that the board could allow for additional time to file the subdivision map with the county so that the bulkhead issue could be resolved.

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

There being no additional testimony to present, Mr. Brady reviewed the conditions to an approval, should the board grant same: (1) compliance with bulkhead ordinance; (2) extend the 190 days for the filing the subdivision by one year; (3) grant variance for the combined sideyard setback of 11.8 feet for lot 29; and (4) apply for and receive building permits for the cabana.

On a motion by Mr. Andrew, seconded by Mr. Benn, application #2023-02 was approved with the conditions set forth herein. Roll Call:

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

9. PUBLIC COMMENT

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

Peter Ferwerda – Mr. Ferwerda was asking for the board’s support with regard to Ferwerda Lane and properly naming the streets on the tax maps. He also asked if anything was going to be done with lake buffer. Mr. Oris told Mr. Ferwerda he would see if there was anything he could do and let him know.

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

10. PAYMENT OF VOUCHERS

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

1. \$1,100.00 to Remington & Vernick Engineers;
2. \$1,358.00 to Taylor Design Group;
3. \$511.50 to Brady & Kunz; and
4. \$100.00 to Robin Schilling, Recording Secretary.

Roll Call:

Benn – Yes
Scibetta – Yes

Tucker – Yes
Andrew – Yes

Vaux – Yes
Garbaravage - Yes


11. MATTERS OF DISCUSSION

Mr. Brady spoke to the board the granting of variances and same should be done with caution.

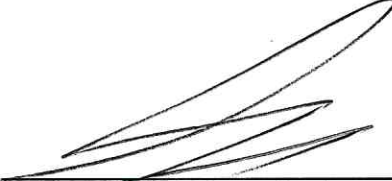
12. ADJOURNMENT

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