

LITTLE EGG HARBOR TOWNSHIP PLANNING BOARD

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

Minutes of Meeting Held On September 7, 2023

Regular Meeting, Thursday, September 7, 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 & Carol Miller-True

Absent: Brad Griffin, Matthew Benn & Ryan Vaux

APPEARING FOR THE PROFESSIONALS:

Terry Brady of Brady & Kunz, Planning Board Attorney
James Oris of Remington & Vernick, Planning Board Engineer
Scott Taylor of Taylor Design Group, Planning Board Landscape Architect

4. ANNOUNCEMENTS

N/A

5. APPROVAL OF MINUTES

On a motion by Mr. Andrew, seconded by Mr. Scibetta, the minutes of the August 3, 2023 Planning Board meeting were moved for approval. Roll Call:

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

6. ADMINISTRATIVE MATTER

None

7. MATTERS OF DISCUSSION

- A. Application #2023-10
Chindo Enterprises, LLC
Route 539 / Block 194, Lot 10
Informal Application

Appearing for the applicant were Tennant Magee, applicant's attorney and Frank Little, applicant's engineer. Applicant is proposing a restaurant and wedding venue with 176 parking spaces. Mr. Little was seeking the board's input with regard to the required 50 foot buffering along Frog Pond Road since there is an existing commercial site across the street (Wawa). Mr. Little also discussed the 35 foot utility easement between the applicant's site and the residences, and the fact that there will be a 30 foot buffer on top of the easement. Mr. Taylor asked that when the applicant returns with their application, that they provide hours of operation for both the inside and outside areas. Mr. Taylor also suggested that where possible, outside areas be positioned

closer to the road verses residence to help with noise. Sound proof fencing by the residences was also discussed. Mr. Taylor discussed sidewalks and possible locations of same. The Chairman reminded the applicant that they should have future plans reviewed by the local fire department and requested that the police department review the plans for traffic issues. Mr. Oris stated that Route 539 is a county road, and the county would also have input as to same.

8. MEMORIALIZATION OF RESOLUTIONS

- A. Resolution #2023-18
Zaim & Besim Lika
145 & 147 East Raritan Drive / Block 325.101, Lots 29 & 30
Minor Subdivision

On a motion by Ms. Tucker, seconded by Mr. Andrew, Resolution #2023-18 was moved for approval. Roll Call:

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

9. APPLICATIONS FOR CONSIDERATION

- A. Application #2023-08
Matthew & Rhonda LeClerc
3, 5 & 7 East Pimlico Road / Block 325.114, Lots 46, 47 & 48
Minor Subdivision

Sworn in applicant, Angelo Piscola. Applicant stated that he and his neighbors, the LeClerc's wish to re-subdivide three existing lots and create two larger lots for the existing residences. Mr. Oris reviewed his letter dated May 4, 2023. Mr. Oris addressed the pre-existing rearyard setback on the LeClerc's property (7 East Pimlico Road). Sworn in Matthew LeClerc. Mr. LeClerc stated that they raised and rebuilt their home after Super Storm Sandy and was not aware of the setback issue. Mr. Brady stated that this board will only act on the sub-division, not the variance. Mr. Oris stated that the new lot numbers would have to be approved by the Tax Assessor. Sworn in Jeff Daum, applicant's engineer, who took no issue with the items set forth in Mr. Oris review letter and would perfect the sub-division by map, not deed.

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

There being no other testimony or questions, on a motion by Mr. Andrew, seconded by Mr. Maxwell, application #2023-08 was approved. Roll Call:

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

- B. Application #2023-09
Stephen Shears
Route 9 & Skylar Avenue / Block 155, Lot 18
Preliminary and Final Site Plan Approval

Richard Visotcky, Esquire for the applicant. Applicant is the contract purchaser of the site and is proposing a one-story contractor's office, showroom, garage and warehouse building with four garage bay doors. Sworn in applicant's engineer, Robert Woodcock. The site is in a GB zone with residences behind the site. The site borders Route 9 and a paper street, Skylar Court. Mr. Woodcock reviewed the engineer's review letter dated September 6, 2023 and is asking for a waiver from the environmental impact statement requirement and street trees. Mr. Oris stated that to his knowledge the township has no plans to improve Skylar Court at this time. Mr. Oris also stated that the applicant would need certain design waivers and the board would like additional information as to hours of proposed operation and no specified loading area. Hours of operation will be 7am--7pm. The location of the trash enclosure was also discussed. If an EV charging station is required, applicant agreed to provide same. Sworn in applicant, Stephen Shears. Mr. Shears stated that his proposed operations would be indoor storage for his business's snow removal equipment. He would rent out the remainder of the units. Mr. Scibetta asked about sales since the proposal indicates a showroom. Applicant stated that he will not be selling equipment on the site, it is for personal storage only. Mr. Andrew stated that any tenants would be subject to the same parameters as agreed to by the applicant.

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

Vicky Holland (108 Price Drive - sworn in) - Ms. Holland stated that she is a 37 year resident and would like to keep the area residential.

Vincent Tumminelli (124 Price Drive – sworn in)- Mr. Tumminelli stated that if the applicant is doing snow removal, how can the hours of operation be 7-7? He also had concerns with the lighting in the rear of the buildings near the residences and asked if tenants would be able to access the site at any time. Mr. Taylor discussed some of the lighting concerns. Mr. Tumminelli also questioned the waiver from an environmental impact statement since there is an abundance of wildlife in the area. Mr. Tumminelli stated that he does not feel a 15 foot buffer from the residences is enough and this project will adversely affect the re-sale values of residences behind it.

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

Mr. Oris stated that the township may wish to look vacating all or a portion of Skylar Court. The Chairman also asked if they received anything from the local fire department. Mr. Maxwell stated that he feels the board would like to see the building design before making any decisions. Mr. Oris stated that the applicant may wish to look into sound proof fencing in the area of the residences.

On a motion by Mr. Andrew, seconded by Ms. Tucker, the application was carried to the October 5, 2023 meeting with no additional notice required. Roll Call:

Tucker – Yes
Scibetta – Yes

True – Yes
Andrew – Yes

Maxwell – Yes
Garbaravage - Yes

10. PUBLIC COMMENT

On a motion by Ms. Tucker, seconded by Mr. Maxwell, the meeting was opened to the public. All aye. There being no public wishing to comment, on a motion by Mr. Maxwell, seconded by Ms. Tucker, 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. \$1,955.00 to Remington & Vernick Engineers;
2. \$2,616.00 to Taylor Design Group;
3. \$992.00 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. Maxwell, seconded by Mr. Andrew, the meeting was adjourned. All aye.

Respectfully submitted,



Robin Schilling,
Planning Board Recording Secretary



George Garbaravage, Chairman
Planning Board