

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

**Minutes of Meeting Held On October 5, 2023**

Regular Meeting, Thursday, October 5, 2023, 7:00 p.m., Municipal Court Room, 1<sup>st</sup> 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, Deputy Mayor Dan Maxwell, Kathy Tucker & Carol Miller-True

Absent: Mayor Blaise Scibetta, 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**

Vice-Chairman Andrew announced that he nominated the township engineer and former board engineer, Jason Worth, for the NJPO Achievements in Planning Award and Mr. Worth was awarded same. The Vice-Chairman attended the awards breakfast with Mr. Worth on September 29, 2023.

**5. APPROVAL OF MINUTES**

On a motion by Mr. Maxwell, seconded by Mr. Andrew, the minutes of the September 7, 2023 Planning Board meeting were moved for approval. All aye.

Tucker – Yes  
Andrew – Yes

True – Yes  
Garbaravage – Yes

Maxwell – Yes

**6. ADMINISTRATIVE MATTER**

None

**7. MATTERS OF DISCUSSION**

- A. Ordinance #2023-32 of the Township of Little Egg Harbor, County of Ocean, State of New Jersey, vacating right-of-way / road widening easement on Block 282.01, Lot 8.02 to JLCEOB, LLC

Mr. Brady discussed the proposed Ordinance and provided the board with the procedural issue as to same.

**8. MEMORIALIZATION OF RESOLUTIONS**

A. Resolution #2023-20 for Ordinance #2023-32

On a motion by Mr. Andrew, seconded by Ms. Tucker, Resolution #2023-20 was moved for approval. Roll Call:

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

B. Resolution #2023-19  
Matthew & Rhonda LeClerc  
Application #2023-08  
3, 5 & 7 East Pimlico Road / Block 325.114, Lots 46-48  
Minor Subdivision

On a motion by Mr. Andrew, seconded by Mr. Maxwell, Resolution #2023-19 was moved for approval. Roll Call:

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

**9. APPLICATIONS FOR CONSIDERATION**

A. 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. This application is a continuation from the September 7, 2023 meeting. Also appearing for the applicant was their engineer, Robert Woodcock. Mr. Woodcock presented a revised plan, which was marked as Exhibit A-1, and reviewed the changes made since the last meeting. Marked as Exhibit A-2 was a two page sketch of the building. Mr. Woodcock stated that the applicant did ask the township about vacating Skylar Court, but they township declined. Applicant agreed that the vinyl fencing closest to the residences would be done with sound proofing fencing. Mr. Brady addressed some research he completed on improvements to Skylar Court. Mr. Oris discussed the need for improvements to Skylar Court, which would the need for variances for setbacks. Applicant, Stephen Shears, testified that the building was positioned so that the garage doors, parking and all activity would be the furthest away from the residents on Price Drive. If they have to improve Skylar Court and reposition the building, all of these things will be closer to the residents. Mr. Taylor addressed the fencing in the rear, which will be 8 foot and the additional plantings of evergreens to allow for more buffering to the residents. Mr. Andrew asked if there would be a man door for each garage door, which there will. Mr. Taylor stated that if they are not required to have man doors in the rear of the building, that the sidewalk be removed to help eliminate foot traffic and work in the rear of the site. Applicant stated they his business will utilize the building mostly for storage and only 1-2 employees will be on site occasionally. Mr. Taylor suggested the proposed sign be changed to a 8-10 foot monument sign. Mr. Brady brought up the improvements to Skylar Court, to which Mr. Visotcky responded that his clients do not need Skylar Court to be improved. The costs to improve a portion of Skylar Court was discussed. Mr. Andrew stated that they feels that making the applicant improve Skylar Court is an undue burden. Marked as Exhibit A-3 was a map

showing the paper street prepared by Mr. Woodcock, which was presented to the township with the applicant's request for a street vacation.

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

Jonathan Holland (108 Price Drive) – Mr. Holland is against the proposal since it will be very close to his backyard and feels the business is being squeezed into the lot.

Vincent Tumminelli (124 Price Drive) – Mr. Tumminelli stated that approval of this project will decrease the quality of life for resident on Price Drive. He also has safety concerns with the tenants coming and going whenever they wish.

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

The Chairman polled the board for their comments and concerns. Mr. Maxwell is concerned with the road improvements not being done. Mr. Andrew feels that the road improvement is an undue burden, but understands the township's point of view and feels an escrow fund would be sufficient. Ms. Tucker and Ms. True agreed with Mr. Andrew. Mr. Oris stated that the applicant is seeking several variances and improving the road would allow for additional buffering and pushing of the project forward. Mr. Visotcky objected and stated that his client does not need Skylar Court improved. It was agreed that the applicant would place \$50,000 in escrow for a 10 year period, and if during that 10 year period Skylar Court is improved, these funds would be used toward same. No outside storage will be permitted at the site. The maximum height of the building will not exceed 25 feet. The Chairman asked what size trees will be required, to which Mr. Taylor responded 8-10 foot trees in the rear to help with buffering. Mr. Maxwell stated that he feels approval of this project will negatively impact the residents.

On a motion by Mr. Andrew, seconded by Ms. Tucker, application #2023-09 was approved. Roll Call:

|              |                   |              |
|--------------|-------------------|--------------|
| Tucker – Yes | True – Yes        | Maxwell – No |
| Andrew – Yes | Garbaravage – Yes |              |

## **10. PUBLIC COMMENT**

On a motion by Mr. Andrew, seconded by Mr. Maxwell, the meeting was opened to the public. All aye. There being no public wishing to comment, on a motion by Ms. Tucker, seconded by Mr. Maxwell, 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. \$3,337.50 to Remington & Vernick Engineers;
2. \$576.75 to Taylor Design Group;
3. \$775.00 to Brady & Kunz; and
4. \$100.00 to Robin Schilling, Recording Secretary.

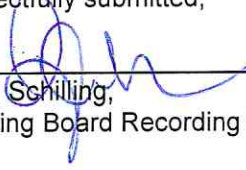
Roll Call:


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

**12. ADJOURNMENT**

There being no further business, on a motion by Mr. Andrew, seconded by Ms. Tucker, the meeting was adjourned. All aye.

Respectfully submitted,

  
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Robin Schilling,  
Planning Board Recording Secretary

  
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George Garbaravage, Chairman  
Planning Board