

LITTLE EGG HARBOR TOWNSHIP PLANNING BOARD

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

Minutes of Meeting Held On December 7, 2023

Regular Meeting, Thursday, December 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, Deputy Mayor Dan Maxwell, Kathy Tucker & Ryan Vaux

Absent: Mayor Blaise Scibetta, Brad Griffin, Matthew Benn & Carol Miller-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
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 Ms. Tucker, the minutes of the October 5, 2023 Planning Board meeting were moved for approval. All aye.

6. ADMINISTRATIVE MATTER

N/A

7. MATTERS OF DISCUSSION

- A.** Pinelands Regional School District
Renovations to the Administration Building
Courtesy Review

Amanda Miller appeared on behalf of Pinelands Regional School District, along with the architect, Peter Castronuova from Boxx Modular. The existing pre-fab buildings will be removed and replaced with new pre-fab buildings in the same footprint. There will be no changes to the parking, ingress or egress. There is already an existing electric charging station in the parking lot.

- B.** Ordinance amending Chapter 215, Land Use and Development, of the Code of the Township of Little Egg Harbor, County of Ocean and State of New Jersey, so as to amend Chapter 215,

Land Use and Development, Article VII, General Provisions, so as to create section 215-7.16, Privately Owned Salt Storage

Mr. Oris explained that this proposed Ordinance is a requirement from the New Jersey Department of Environmental Protection, so that the township is in compliance with the stormwater management regulations and prohibits outside storage of salt and other de-icing materials in an effort to prevent same from being exposed to stormwater.

8. MEMORIALIZATION OF RESOLUTIONS

- A. Resolution #2023-22**
Ordinance amending Chapter 215, Section 215-7.16
Privately Owned Salt Storage

On a motion by Mr. Andrew, seconded by Mr. Maxwell, Resolution #2023-22 was moved for approval. Roll Call:

Tucker – Yes	Vaux – Yes	Maxwell – Yes
Andrew – Yes	Garbaravage - Yes	

- B. Resolution #2023-21**
Stephen Shears – Application #2023-09
Route 9 & Skylar Avenue / Block 155, Lot 18
Preliminary and Final Site Plan Approval

On a motion by Mr. Andrew, seconded by Ms. Tucker, Resolution #2023-21 was moved for approval. Roll Call:

Tucker – Yes	Vaux – Yes	Maxwell – Abstain
Andrew – Yes	Garbaravage - Yes	

9. APPLICATIONS FOR CONSIDERATION

- A. Application #1989-17AD**
Phoenix Pinelands
Block 3, Lot 9.01
Resource Extraction Permit

Joseph D. Coronato, Sr., Esquire for the applicant. Mr. Coronato summarized the applicant's prior permit extension, which expired on November 19, 2023. The application is seeking a two-year permit to continue to move the existing sand stockpiles. No extraction of sand will occur. The Pinelands Commission issued a letter stating they do not have jurisdiction of the site, and same as marked as Exhibit A-1. The dredge has been removed from the lake and will be sold, or taken apart if it cannot be sold. The existing building on the site will also be taken down as part of the site restoration. Applicant's engineer, Brian Luoma, was sworn in. Mr. Luoma summarized the site and showed where the sand is being stockpiled. The applicant is once again seeking all prior waivers granted by this board. Applicant will continue to maintain dust control at the site, and no work will be done on Sundays. Mr. Oris asked how many employees remain on site. Sworn in, William Denise, Vice President of Phoenix Pinelands. Mr. Denise stated that restoration is being done by a contractor and he is the only Phoenix Pinelands employee on site. Mr. Denise

stated that approximately 12,000 to 15,000 tons are being removed a month. The daily truck count is approximately 50 per day, where there was probably 100 a day during full operation. Mr. Oris asked what is expected for the site once the sand is all removed. Mr. Denise stated that there has been a little interest in the site, which would depend on the Pinelands Commission guidelines. Mr. Oris asked what was being done to prevent dirt bikes and ATV riding at the site. Marked as Exhibit A-2 were photos of the access areas and the barriers the applicant has installed. Mr. Denise is hoping that once the sand piles are removed, that the area will not be as attractive to riders. The photos also showed the areas where seed and seedlings have been planted. Mr. Oris advised the applicant that they would need to stay in compliance with the township engineer's quarterly reports.

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

Jeanne Ferwerda (sworn in) – Ms. Ferwerda stated there has been much less traffic and thanked the applicant for trying to keep riders out of the site, but stated that she feels most of the trespassers are area residents.

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

There being no other testimony, on a motion by Mr. Andrew, seconded by Ms. Tucker, application #1989-17AD was approved. Roll Call:

Tucker – Yes	Vaux – Yes	Maxwell – Yes
Andrew – Yes	Garbaravage - Yes	

- B.** Application #2022-09A
Joe's Guy with a Truck, LLC
645 Route 9 North / Block 161, Lot 1
Preliminary & Final Site Plan Approval

Christopher Supsie, Esquire for the applicant. Applicant is seeking preliminary and final site plan approval for the construction of a 2,420 sq. ft. warehouse building, with a small office for his moving business. Applicant's engineer, Michael Textores, was sworn in. Marked as Exhibit A-1 was a color rendering of site plan dated 11/23/2023. The Zoning Officer determined that the proposed use is allowed within the zone and applicant will obtain all outside agency approvals needed. Applicant anticipates 4-5 employees, with hours of operation Monday through Friday from 7am to 6pm and Saturday until 2 pm. Applicant will provide one ADA compliant parking spot, but is seeking a waiver for paving of the entire parking area. There is existing curbing and sidewalk along Route 9 and curbing along Conforti Avenue, but is seeking a waiver from any other curbing requirements. The applicant is waiting for a response from the local fire department as to their comments. Applicant stated that there will be two – 20 ft. trucks that will be stored within the building and six (6) trailers that will be stored outside of the building. The trailers, employee parking and dumpster will be stored behind a fenced area with a sliding gate. Applicant is not required to provide an EV parking space, but is required to have a take-ready spot, which they will comply with. The proposed office space is approximately 100 sq. ft. with a restroom area. Applicant will not offer customer storage and rents storage units offsite for same. Applicant does not anticipate any deliveries being made to the site. Private trash pick-up is estimated at once per month. Ms. Tucker asked about access to the gated area, which will not be accessible by the public. Mr. Taylor discussed the proposed and required buffering at the site and applicant's need for a Variance for the dumpster location and bollards will be added as well. Applicant agreed to 6ft. tan vinyl fencing around three side of the site, with chainlink along the

portion with the sliding gate. Ms. Tucker also suggested a lighter coloring for the building verses the red that is being proposed, to which applicant agreed. The applicant agreed to Mr. Taylor's lighting comments and there is no lighting proposed in the rear of the building adjacent to the residences. Applicant also agreed to most of Mr. Taylor's landscaping comments, and will work with him as to all comments. Mr. Andrew asked if the building could be moved 15 feet, closer to Route 9. Mr. Textores stated that if this was required, the applicant would have to have do new soil testings and relocate the well and septic. Applicant agreed to try to shift the building 5-10 feet toward Route 9, if same does not cause said additional testings to be done.

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

Mr. Maxwell suggested the applicant add some faux stone to the bottom of the building like some of the other warehouses in the township have been required to add.

There being no other testimony, on a motion by Mr. Andrew, seconded by Ms. Tucker, application #2022-09A was approved with the conditions set forth. Roll Call:

Tucker – Yes
Andrew – Yes

Vaux – Yes
Garbaravage - Yes

Maxwell – Yes

10. PUBLIC COMMENT

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

11. PAYMENT OF VOUCHERS

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

1. \$7,562.50 to Remington & Vernick Engineers;
2. \$3,519.00 to Taylor Design Group;
3. \$2,015.00 to Brady & Kunz; and
4. \$100.00 to Robin Schilling, Recording Secretary.

Roll Call:

Tucker – Yes
Andrew – Yes

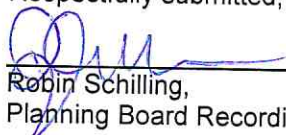
Vaux – Yes
Garbaravage - Yes

Maxwell – Yes


12. ADJOURNMENT

There being no further business, on a motion by Mr. Andrew, seconded by Mr. Vaux, the meeting was adjourned at 8:52 p.m. All aye.

Respectfully submitted,



Robin Schilling,
Planning Board Recording Secretary



George Garbaravage, Chairman
Planning Board