

LITTLE EGG HARBOR TOWNSHIP PLANNING BOARD

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

Minutes of Meeting Held On February 1, 2024

Regular Meeting, Thursday, February 1, 2024, 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, Joshua Coates, Matthew Benn, Kathy Tucker & Ryan Vaux

Absent: - Dan Maxwell

APPEARING FOR THE PROFESSIONALS:

Terry Brady, Esq., of Brady & Kunz, Planning Board Attorney
Pam Hilla of Remington & Vernick, Planning Board Engineer

5. ANNOUNCEMENTS

None

6. APPROVAL OF MINUTES

On a motion by Mr. Andrew, seconded by Mr. Benn, the minutes of the January 4, 2024 Planning Board meeting were moved for approval. Roll Call:

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

7. ADMINISTRATIVE MATTER

N/A

8. MATTERS OF DISCUSSION

N/A

9. MEMORIALIZATION OF RESOLUTIONS

- A. Resolution 2024-07**
M.G.E.G Investments, LLC – Application #2023-07A
260 Stage Road / Block 264, Lot 13
Extension of Time for Minor Subdivision

On a motion by Mr. Andrew, seconded by Mr. Benn, Resolution 2024-07 was moved for approval. Roll Call:

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

10. APPLICATIONS FOR CONSIDERATION

- A. Application #2023-04A
Carl Tortora
52 & 54 Kansas Road
Block 326.215, Lots 30 & 31
Extension of Minor Subdivision Approval

James Raban, Esquire for the applicant. Applicant is seeking an extension for a previously approved sub-division granted by the board, wherein there was a condition of approval that two lots must be fully bulkheaded. The map filing deadline was December 8, 2023. Applicant did obtain DEP approval in October, 2023. Mr. Brady stated that statutorily, the extension would expire on December 8, 2024, which is a Sunday, so the extension will be through December 9, 2024. Mr. Andrew stated his concerns that the owner has clear-cut the property and made no efforts to stabilize or protect the property from additional erosion as set forth in his original approval. Mr. Raban stated that the applicant is moving forward with the bulkheading. Mr. Scibetta asked if there was a signed contract with a contractor to install the bulkhead.

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

The board discussed carrying the application so that the applicant can provide a copy of the signed contract with a bulkheader with an estimated starting time, as well as stabilization of the property as previously required. Mr. Raban agreed to carry the application to the March 7, 2024 meeting. On a motion by Mr. Scibetta, seconded by Mr. Andrew, application #2023-04A was carried to the March 7, 2024 meeting. Roll Call:

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

- B. Application #2023-13
CJD Enterprises, LLC
Route 539
Block 192, Lots 1 & 14
Major Subdivision

Joseph D. Coronato, Sr., Esquire for the applicant. Applicant is proposing to sub-divide two lots into four conforming lots, with no variances. Applicant is not proposing any development at this time. Mr. Coronato stated that he spoke to some residents from the Sea Oaks community that called his office and he relayed to them that this application is for a sub-division only, no development. He also spoke to some of the residents that were present tonight and advised them of same. Mr. Coronato just wanted the record to reflect these conversations. Sworn in applicant's engineer, Robert Sive. Marked as Exhibit A-1 was a color rendering of the sub-division plan, showing the four proposed lots. Each lot will be approximately two acres, which are oversized for the zone. Ms. Hilla discussed possible cross access easements in order to help with school traffic and access to the county road (Route 539). Mr. Coronato disagreed with the suggestion of cross access and feels this is better suited during a site plan approval application. Mr. Brady agreed that the cross access easements is better suited at the site plan level. Mr. Scibetta asked about protecting the residents quality of life in the rear of the lots, and asked what could be done at this point with regard to same. Such things as buffering and fencing is better suited to be discussed during site plan approval as well.

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

On a motion by Mr. Andrew, seconded by Mr. Benn, application #2023-13 was approved. Roll Call:

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

11. PUBLIC COMMENT

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

John Edmunds – Dr. Edmunds asked the board how much of Route 539 are they going to allow to be cleared of trees.

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

12. PAYMENT OF VOUCHERS

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

1. \$2,145.00 to Remington & Vernick Engineers;
2. \$2,413.75 to Taylor Design Group;
3. \$930.00 to Brady & Kunz; and
4. \$100.00 to Robin Schilling, Recording Secretary.

Roll Call:

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


13. ADJOURNMENT

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

Respectfully submitted,



Robin Schilling,
Planning Board Recording Secretary



George Garbaravage, Chairman
Planning Board