

LITTLE EGG HARBOR TOWNSHIP PLANNING BOARD

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

Minutes of Meeting Held On July 2, 2024

Regular Meeting, Tuesday, July 2, 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, Deputy Mayor Dan Maxwell, Joshua Coates, Matthew Benn, Kathy Tucker, Ryan Vaux & Jeremy Price / Absent: Blaise Scibetta

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

None

5. APPROVAL OF MINUTES

On a motion by Mr. Benn, seconded by Mr. Coates, the minutes of the June 6, 2024 Planning Board meeting were moved for approval. All aye.

Tucker – Yes

Benn – Yes

Coates – Yes

Vaux – Yes

Price – Yes

Maxwell – Yes

Garbaravage - Yes

6. APPLICATIONS FOR CONSIDERATION

- A. Application #2013-04A**
My Three Sons Seafood & Produce
842 & 850 Route 9 North
Block 175, Lots 5 & 6.01 / Site Plan Approval

Mr. Brady placed on the record that the board is hearing Committeeman Gormley's application as "doctrine of necessity."

Richard Visotcky, Esquire for the applicant. Applicant acquired Lot 5 (Block 175) which had an old home on it, which has been demolished and removed. Applicant is proposing 12 additional parking spaces and a landscape display area on the newly acquired lot. A Deed of Consolidation was recorded in January, 2024. The combination of Lots 5 and 6.01, we be new Lot 6.02. No construction is being proposed and no variances are required. Applicant's engineer, Jeff Daum, was sworn in. Mr. Daum testified that the ingress and egress to the sight will remain the same. Applicant is not proposing any lighting since the business is not open at night. A Street Tree Waiver was already granted with applicant's prior approval. Mr. Oris stated that the new use has less impervious coverage then the old residential use and there are no current drainage issues on the site. He also stated that the drainage pattern will remain the same and the additional space allows for better circulation at the site. Mr. Oris asked for written confirmation from the tax

assessor for the newly numbered lot. The site does not meet the requirements for an EV charging spot under the township's Ordinance.

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

There being no public present wishing to comment, on a motion by Mr. Benn, seconded by Ms. Tucker, the application was closed to the public. All aye.

There being no further testimony, on a motion by Mr. Price, seconded by Mr. Benn, application #2013-04A was moved for approval. Roll Call:

Tucker – Yes	Benn – Yes	Coates – Yes	Vaux – Yes
Price – Yes	Maxwell – Abstain	Garbaravage - Yes	

At the request of applicant's attorney, Mr. Brady prepared a proposed resolution for this application. On a motion by Mr. Benn, seconded by Ms. Tucker, Resolution #2024-11 was memorialized. Roll Call:

Tucker – Yes	Benn – Yes	Coates – Yes	Vaux – Yes
Price – Yes	Maxwell – Abstain	Garbaravage - Yes	

**B. Application #2024-01
Hutton ST, LLC
565 & 585 Route 9
Block 277, Lots 2.01 & 3 / Preliminary & Final Site Plan Approval**

Mr. Brady announced that the applicant has hired a videographer to record the hearing.

Jon Mayer, Esquire for the applicant. Applicant is seeking preliminary and final site plan approval for a proposed "ModWash" automatic car wash facility. Sworn in applicant's engineer, Afton Savitz, who provided her background. Marked as Exhibit A-1 were two aerial photos of the site prepared by Stonefield Engineering. Ms. Savitz provided an overview of the site and it exists and what is being proposed. The access to the site will be from Route 9 and will need State DOT approval. There will be one full-time employee on the site during business hours.

Sworn in William Hollingsworth, Jr., Chief of West Tuckerton Fire Department, who stated that he has had back and forth conversations with the applicant's engineer, and has no issues with the site circulation. Applicant's proposal includes one stormwater management basin and is requesting relief to allow for smaller piping. Mr. Oris stated that he has concerns with the use of smaller piping and believes larger piping would allow for better flow of water. The stormwater basin will be owned and maintained by the applicant and should be recorded in the deed. Applicant agreed to work with Mr. Oris for a better stormwater management solution. Mr. Oris also asked if the applicant would be willing to run the proposed sidewalk and curbing (approximately 20 additional feet) to connect to the fire department's sidewalk. The site will use public water and sewer. Mr. Oris stated the MUA may need an easement for the site. Mr. Oris asked for additional information on the six proposed parking spots, four of which are employee spots and two for customers. There is one ADA spot in the vacuum area. Applicant will not offer detailing or waxing services. Applicant is proposing 20 spots for vacuuming on the outside of the building, which will be covered with a canopy. Mr. Taylor asked if there is an area for hand drying after the wash. Sworn in Robert Spiak, Senior Development Project Manager for Hutton ST, LLC. Mr. Spiak stated that there is no office or public access to the building and feels two customer

parking spots are adequate. Marked as Exhibit A-2 was a color rendering of the proposed building. Mr. Taylor asked about the multiple signs on the site. Mr. Price asked if the building has to be white and suggested a gray that would blend in to the area better. Marked as Exhibit A-3 was a site photo of the vacuum area from the Dover, Delaware location. Mr. Oris discussed the conditional use definition, which requires all mechanical equipment to be located inside the building. The vacuum mechanical equipment is located outside of the building. Mr. Coates asked about the decibel levels for the vacuum, which are 57. Mr. Brady explained that if a Use Variance is needed, the applicant would have to apply to the Zoning Board of Adjustment. Some of the board members asked about the chemical spray being used at the bug spray area. After some discussion, the applicant's attorney agreed that this client would carry the application and come back to the board with more details on architecture, signage, color schemes, parking and chemical runoff.

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

There being no public present wishing to comment, on a motion by Mr. Benn, seconded by Ms. Tucker, the application was closed to the public. All aye.

There being no further testimony, on a motion by Mr. Price, seconded by Mr. Benn, application #2024-01 was carried to the September 5, 2024 meeting with no additional notice required and waived any time constraints of the board. Roll Call:

Tucker – Yes	Benn – Yes	Coates – Yes	Vaux – Yes
Price – Yes	Maxwell – Yes	Garbaravage - Yes	

7. MATTERS OF DISCUSSION

Mr. Brady provided the board with some background on the following Ordinances, stating that the proposed Ordinances are following state Ordinances.

- A.** Ordinance #2024-18 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 Article XII, Improvement Standards.

On a motion by Mr. Benn, seconded by Mr. Vaux, the board memorialized Resolution #2024-12 and recommended it be adopted by the Township of Little Egg Harbor. Roll Call:

Tucker – Yes	Benn – Yes	Coates – Yes	Vaux – Yes
Price – Yes	Maxwell – Yes	Garbaravage - Yes	

- B.** Ordinance #2024-19 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 Section 215-12.11, Stormwater Control Ordinance for areas that are not within the Pinelands area.

On a motion by Mr. Benn, seconded by Mr. Maxwell, the board memorialized Resolution #2024-13 and recommended it be adopted by the Township of Little Egg Harbor. Roll Call:

Tucker – Yes	Benn – Yes	Coates – Yes	Vaux – Yes
Price – Yes	Maxwell – Yes	Garbaravage - Yes	

- C. Ordinance #2024-20 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 Section 215-13.5, Stormwater Control Ordinance for areas that are within the Pinelands area.

On a motion by Mr. Benn, seconded by Mr. Maxwell, the board memorialized Resolution #2024-14 and recommended it be adopted by the Township of Little Egg Harbor. Roll Call:

Tucker – Yes	Benn – Yes	Coates – Yes	Vaux – Yes
Price – Yes	Maxwell – Yes	Garbaravage - Yes	

8. PUBLIC COMMENT

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

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

9. PAYMENT OF VOUCHERS

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

1. \$5,170.00 to Remington & Vernick Engineers;
2. \$2,806.25 to Taylor Design Group;
3. \$635.50 to Brady & Kunz; and
4. \$100.00 to Robin Schilling, Recording Secretary.

Roll Call:

Tucker – Yes	Benn – Yes	Coates – Yes	Vaux – Yes
Price – Yes	Maxwell – Yes	Garbaravage – Yes	

10. ADMINISTRATIVE MATTER

The board secretary announced that the board would have to have an Executive Session at the August meeting to appoint a new Vice-Chair.

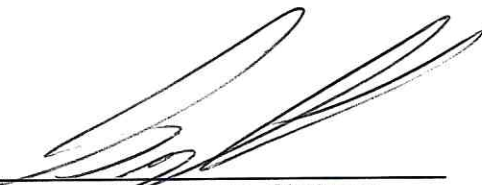
11. ADJOURNMENT

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

Respectfully submitted,



Robin Schilling,
Planning Board Recording Secretary



George Garbaravage, Chairman
Planning Board