

**LITTLE EGG HARBOR TOWNSHIP PLANNING BOARD**

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

**Minutes of Meeting Held On April 3, 2025**

Regular Meeting, Thursday, April 3, 2025, 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 Matthew Benn, Mayor Dan Maxwell, Deputy Mayor Ken Laney, Joshua Coates, Kathy Tucker & Joan Richardson

Absent: Jeremy Price & Robert Shay

**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

**4. ANNOUNCEMENTS**

None

**5. APPROVAL OF MINUTES**

On a motion by Mr. Laney, seconded by Ms. Tucker, the minutes of the March 6, 2025 Planning Board meeting were moved for approval.

Tucker – Yes	Coates – Abstain	Richardson- Yes	Laney – Yes
Maxwell – Yes	Benn – Abstain	Garbaravage – Yes	

**6. ADMINISTRATIVE MATTER**

None

**7. MATTERS OF DISCUSSION**

None

**8. MEMORIALIZATION OF RESOLUTIONS**

- A. Resolution #2025-10  
Wal-mart #2007-13C  
631 Route 9 South / Block 278, Lot 13.01  
Preliminary & Final Site Plan Approval**

On a motion by Mr. Laney, seconded by Mr. Maxwell, Resolution 2025-10 was approved. Roll Call:

Tucker – Yes	Coates – Abstain	Richardson- Yes	Laney – Yes
Maxwell – Yes	Benn – Abstain	Garbaravage – Yes	

## **09. APPLICATIONS FOR CONSIDERATION**

- A. Application #2024-03**  
**William Tindall**  
Thomas Avenue  
Block 65, Lot 15, Block 66, Lot 8, Block 68, Lot 3 &  
Block 69, Lots 1 & 2  
Preliminary & Final Subdivision Approval

Christopher Reid, Esquire for the applicant. Mr. Reid stated that the applicant is before the board for a four lot subdivision. Sworn in, Adam Warburton, PP, AICP. Mr. Warburton summarized the existing property and uses and stated that the dilapidated sheds and the chicken coup will be removed and the existing residence and garage will remain. No new construction is being proposed as part of this application. Mr. Warburton stated that applicant will enter into a formal cross access easement with Edna Kitson so there will be access from Thomas Avenue for the newly created lots. He also stated that it would be an undue hardship to improve the existing unimproved roadway. Marked as Exhibit A1 was a letter from the Parkertown Volunteer Fire Department indicating they have sufficient room to maneuver their apparatus. Mr. Reid read a portion of Ordinance 2020-07 regarding a prior road vacation which traversed over the entire tract. There was discuss regarding the location of the lot lines and unimproved road and requested a waiver from curbing and sidewalks. The applicant will be responsible for the maintenance of the easement. Applicant will apply for a Letter of No Interest from the NJDEP.

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

John Edmunds – Dr. Edmunds questioned the DEP's notice for this application (which it was) and the wetlands on the site.

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

Mr. Oris reviewed some of the technical aspects of his review letter dated February 19, 2025, and the applicant will comply with same. Applicant, William Tindall, was sworn in. Mr. Tindall provided some additional information on the configuring of the four proposed lots.

There being no additional testimony or questions, on a motion by Mr. Benn, seconded by Ms. Tucker, application #2024-03 was approved. Roll Call:

Tucker – Yes	Coates – Yes	Richardson- Yes	Laney – Yes
Maxwell – Yes	Benn – Yes	Garbaravage – Yes	

## **10. PUBLIC COMMENT**

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

### **11. PAYMENT OF VOUCHERS**

On a motion by Mr. Benn, seconded by Ms. Tucker, the following payments were approved:

1. \$4,720.00 to Remington & Vernick Engineers;
2. \$1,487.50 to Brady & Kunz; and
3. \$100.00 to Robin Schilling, Recording Secretary.

Roll Call:

Tucker – Yes  
Maxwell – Yes

Coates – Yes  
Benn – Yes


Richardson- Yes  
Garbaravage – Yes

Laney – Yes

### **12. ADJOURNMENT**

There being no further business, on a motion by Mr. Benn, seconded by Mr. Maxwell, the meeting was adjourned at 7:52 p.m. All aye.

Respectfully submitted,

  
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Robin Schilling  
Planning Board Recording Secretary  
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George Garbaravage, Chairman  
Planning Board