

**LITTLE EGG HARBOR TOWNSHIP PLANNING BOARD**

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

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

Regular Meeting, Thursday, July 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. OATH OF OFFICE** Mr. Brady swore in new board member Ancil Terry, Jr.

**4. ROLL CALL**

Chairman George Garbaravage, Vice-Chairman Matthew Benn, Mayor Dan Maxwell, Joshua Coates, Kathy Tucker, Robert Shay & Ancil Terry / Absent: Deputy Mayor Ken Laney

**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

**5. ANNOUNCEMENTS**

None

**6. APPROVAL OF MINUTES**

On a motion by Mr. Benn, seconded by Mr. Coates, the minutes of the May 1, 2025 Planning Board meeting and the June 23, 2025 Special Planning Board meeting were moved for approval. All aye.

**7. ADMINISTRATIVE MATTERS**

N/A

**8. MATTERS OF DISCUSSION**

- A.** ORDINANCE NO. 2025-08  
Amending and Supplementing Article XII "Improvement Standards"  
Chapter 215-12.7 of the Little Egg Harbor Township Code, entitled  
"Land Use and Development"

Mr. Brady provided the board with a summary of the proposed Ordinance.

**9. MEMORIALIZATION OF RESOLUTIONS**

**A. RESOLUTION 2025-13**

On a motion by Mr. Benn, seconded by Ms. Tucker, Resolution 2025-13 was moved for approval.  
Roll Call:

Tucker – Yes  
Maxwell – Yes

Coates – Yes  
Benn – Yes

Shay – Yes  
Garbaravage – Yes

Terry – Yes

## **10. APPLICATIONS FOR CONSIDERATION**

- A.** Lennar Homes  
Project: Venue at Summers Corner  
Application #2025-02  
Block 286, Lots 3, 5 & 6 & Block 287, Lots 5 & 7  
Center Street  
Preliminary & Final Site Plan Approval

Joseph Coronato, Sr., Esquire for the applicant. Marked as Exhibit A-1 was a 12 page site layout. Sworn in Wayne Birchler, applicant's project engineer, who provided his background with the company. Applicant will comply with the conditional use requirements and jurisdiction will remain with this board. Mr. Birchler described the 415 unit age restricted community made up of single family homes and townhomes. There will be a clubhouse, pool, pickle ball court and dog run area. There are 9.4 acres of environmentally sensitive areas that will not be distributed. Thirty-five percent of the site will be developed. Applicant is not proposing affordable housing units and will make the required 1.5% contribution in lieu of affordable housing. On a motion by Mr. Benn, seconded by Mr. Maxwell, the meeting was opened to the public for questions of Mr. Birchler. All aye.

Art Mooney – Mr. Mooney asked for clarification on how the affordable housing requirement works.

Lee Hillas - Ms. Hillas asked if there was any possibility that the applicant would add affordable housing.

Jim Hillas – Mr. Hillas has environmental concerns with the site and asked for clarification on the environmentally sensitive areas.

Chief D'Andrea (WTFD) – The fire chief asked for clarification of the number of units, since the plans he reviewed had a different number.

Richard Story – Mr. Story asked if there were any type of impact study done on the effect of the project on the community.

Patricia Nelson- Ms. Nelson asked about the density and had concerns with only two entrances / exits.

Amanda Mower – Ms. Mower had concerns with the environmentally sensitive areas and how the difference species would be affected.

John Schwaller – Mr. Schwaller asked if there was a demand or market study done, which there was not. He also asked if the environmental study could be placed on the township website.

Marilyn McHugh – Ms. McHugh asked how the project would impact the schools and taxes.

Art Mooney- Mr. Mooney asked if the noticing was accurate.

Breanna Hawkin – Ms. Hawkin asked why affordable housing wasn't being offered and why the whole township was not notified of this application.

Michael Didyk – Mr. Didyk asked if all members of the audience could have a copy of the plan being circulated.

Patricia Kloc – Ms. Kloc asked about drainage and buffering, protected trees and traffic.

The meeting was closed for public comment.

Sworn in Lisa Higgins, Director for Lennar Homes. Referring to Exhibit A-1, Ms. Higgins described the areas where single family homes, townhomes and the club house area would be located. Ms. Higgins also stated that the maximum number of bedrooms for any unit would be three and trash cans will be required to be stored within the garages. Trash and recycling will be handled private and the roads and basins will also be maintained privately.

Sworn in applicant's engineer, Carolyn Feigin, who provided her background. Ms. Feigin addressed the fire chief's question, as it was a typo on the document sent to him. Ms. Feigin stated that she has met with the county regarding Center Street entrances / exits being proposed and they are in agreement that they should be lined up with the existing cross streets, and they have jurisdiction on this issue. Applicant is proposing sidewalks on both sides of the streets and along Center Street. Ms. Feigin stated the applicant has made their CAFRA submission and will comply with all DEP requirements. Ms. Feigin stated there are small scale basins, bio-retention basins and a wet pond being proposed and discussed the grading and runoff from the site. Applicant agreed to add additional lighting to the 58 parking spaces at the club house and will comply with the Township Ordinance with regard to roadway lighting. Mr. Oris asked if applicant is agreeable to the stormwater management items in his review letter, which they are. Three EV charging spaces will be added to the clubhouse and each unit's garage will have an EV plug. Marked as Exhibit A-2 was the proposed landscaping plan and the applicant is requesting some relief for street trees and landscaping. A 50 ft. setback along the entire perimeter is being proposed and buffering was discussed. Mr. Oris requested that applicant provide a complete buffering plan. Ms. Feigin discussed the Willets Creek buffering area and the applicant is providing more buffering than required by the DEP. There is a small wetlands area and any development will be kept away from this area.

*The board took a brief recess from 9:00 pm – 9:13 pm*

Mr. Coates asked for clarification that trash, recycling and roads are all private, which they will be. He also asked if it would be a gated community, which has not been determined yet. Mr. Coates asked if the wet pond would have anything to move the water, and it will. Ms. Tucker asked for clarification on what the environmental study covered. Ms. Tucker asked for additional information on the basins and the fencing required, as well as the elevation of the site compared to Sunrise Bay. Mr. Benn asked if Ms. Feigin could point out which basins will be fenced, and which the applicant is requesting waivers for. Mr. Oris asked that the maintenance being done by the HOA for the roads and basins be added to the plan and part of the resolution. The Chairman asked if the applicant's environmental expert could be at the next meeting to address some of the environmental concerns.

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

Theresa Davis – Ms. Davis wished to express her traffic concerns.

John Edmunds – Dr. Edmunds wished to express his traffic concerns

*All traffic questions will be held to the next meeting when the traffic expert is present.*

Art Mooney – Mr. Mooney voiced his concern with the existing drainage problem in the area and this project will make it worse.

Scott Banks – Mr. Banks expressed his drainage concerns, as Sunrise Bay affected Tall Timbers when it was built.

Lee Hillas – Ms. Hillas stated that we don't really know how the project will impact the surrounding community until it is built.

Chief D'Andrea (WTFD) – Chief D'Andrea stated his concerns with the safety of non-fenced in basins and fire hydrant flow.

Jeanette Hambor – Ms. Hambor asked for clarification on drainage to Center Street, buffering and the trash enclosure at the clubhouse.

Pat Nelson – Ms. Nelson asked about a traffic light at the Sunrise Bay intersection being proposed.

Bill Pergola – Mr. Pergola asked if there was a need for this much housing in Little Egg Harbor.

Todd Lund – Mr. Lund asked if utilities would all be underground and structure of HOA.

Ms. McMunn (did not get first name) - Ms. McMunn had concerns with wildlife and environment.

Amanda Mower - Ms. Mower asked which permits the applicant already received and asked for clarification on the required setbacks, runoff, widening of Center Street and bats.

Breanna Hawkin – Ms. Hawkin asked if the plantings in the basins will be native and how the light and glass from the site will affect the birds and the deed restricted areas of environmentally sensitive species.

John Schwaller – Mr. Schwaller asked about sewer and water hook-up locations. He also asked if a water table study was done and how long construction is expected to take.

Christine Moran – Ms. Moran asked if the Watershed Restriction Plan for the Southern Barnegat Bay was taken into consideration for this application.

Jim Hillas – Mr. Hillas asked what about the township brought the developer here and how will this project benefit the township.

Due to the late hour, it was agreed by all parties to continue this application to the August 7, 2025 meeting with no additional notice required and any time constraints were waived by the applicant. On a motion by Mr. Benn, seconded by Ms. Tucker, application #2025-02 was carried. Roll Call:

Tucker – Yes	Coates – Yes	Shay – Yes	Terry – Yes
Maxwell – Yes	Benn – Yes	Garbaravage – Yes	

## **11. PAYMENT OF VOUCHERS**

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

1. \$23,308.75 to Remington & Vernick Engineers;
2. \$718.50 to Brady & Kunz; and
3. \$100.00 to Robin Schilling, Recording Secretary.

Roll Call:

Tucker – Yes  
Maxwell – Yes

Coates – Yes  
Benn – Yes

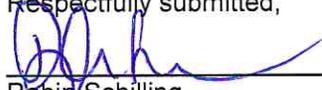
Shay – Yes  
Garbaravage – Yes

Terry – Yes

**12. ADJOURNMENT**

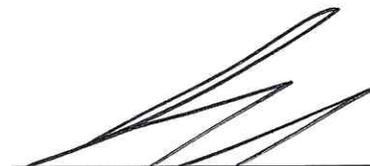
There being no further business, on a motion by Mr. Maxwell, seconded by Ms. Tucker, the meeting was adjourned. All aye.

Respectfully submitted,



---

Robin Schilling,  
Planning Board Recording Secretary



---

George Garbaravage, Chairman  
Planning Board