

**LITTLE EGG HARBOR TOWNSHIP PLANNING BOARD**

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

**Minutes of Meeting Held on August 7, 2025**

Regular Meeting, Thursday, August 7, 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 Bryson Kershner

**4. ROLL CALL**

Chairman George Garbaravage, Vice-Chairman Matthew Benn, Mayor Dan Maxwell,  
Joshua Coates, Kathy Tucker, Robert Shay, Ancil Terry & Bryson Kershner

Absent: Deputy Mayor Ken Laney

**APPEARING FOR THE PROFESSIONALS:**

Terry Brady, Esq., of Brady & Kunz, Planning Board Attorney  
Ernie Peters of Remington & Vernick, Planning Board Engineer

**5. ANNOUNCEMENTS**

None

**6. APPROVAL OF MINUTES**

On a motion by Mr. Benn, seconded by Ms. Tucker, the minutes of the July 3, 2025  
Planning Board meeting were moved for approval. Roll Call:

Tucker – Yes  
Maxwell – Yes

Coates – Yes  
Benn – Yes

Shay – Yes  
Garbaravage – Yes

Terry – Yes

**7. ADMINISTRATIVE MATTERS**

N/A

**8. MATTERS OF DISCUSSION**

N/A

**9. MEMORIALIZATION OF RESOLUTIONS**

None

## **10. APPLICATIONS FOR CONSIDERATION**

- A.** Lennar Homes  
Project: Venue at Summers Corner  
*(continued from 7/3/2025)*  
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 stated that the fire department has advised that the room capacity exceeds the allowable limits. Mr. Brady previously asked if anyone was willing to leave to reduce the capacity, but no one was willing to leave. The applicant is granting the board an extension for their time to render a decision and is requesting the meeting be carried to a new location and time. On a motion by Mr. Benn, seconded by Ms. Tucker this application was carried, with notice required. Roll Call:

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

## **11. PUBLIC COMMENT**

*Mr. Brady stated that the meeting will be opened to the public for general planning board questions, no questions specific to the application will be heard.*

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

Britta Forsberg – Expressed her concerns with not being able to hear.

Amanda Mower - Expressed her concerns with not being able to hear.

Sam Rennie – Asked if more noticing can be done.

Bob Petrocy – Asked if this application is already a done deal. Mr. Brady advised the board not to respond.

Art Mooney – Mr. Mooney stated nothing is a done deal and residents should keep voicing their concerns.

Linda Paterson – Asked if the matter can be noticed in a more local newspaper.

Amanda Mower – Asked who determines that the notice only goes out to residents within 200 feet.

Harry Warren – Asked if 55+ could be changed.

Linda Anderson – Asked who she needs to speak to about township roads being in disrepair.

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

## **12. PAYMENT OF VOUCHERS**

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

1. \$44,761.25 to Remington & Vernick Engineers;
2. \$367.50 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

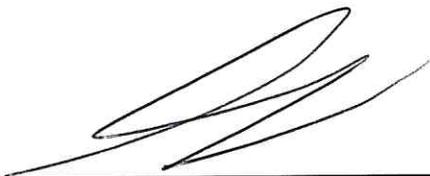
Terry – Yes

## **12. ADJOURNMENT**

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

Respectfully submitted,

  
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Robin Schilling,  
Planning Board Recording Secretary

  
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George Garbaravage, Chairman  
Planning Board