

**LITTLE EGG HARBOR TOWNSHIP PLANNING BOARD**

665 Radio Road  
Little Egg Harbor, NJ 08087

**Minutes of Meeting Held on August 26, 2025**

Special Meeting, Tuesday, August 26, 2025, 6:30 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, Joshua Coates, Robert Shay & Ancil Terry

Absent: Mayor Dan Maxwell, Deputy Mayor Ken Laney & Bryson Kershner

**APPEARING FOR THE PROFESSIONALS:**

Terry Brady, Esq., of Brady & Kunz, Planning Board Attorney  
James Oris of Remington & Vernick, Planning Board Engineer

**4. 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. Wayne Birchler, for the applicant, who was previously sworn in. Mr. Birchler summarized the proposed project and discussed the Community Impact Statement, which was marked as Exhibit B1. The HOA will manage all open space and amenities. Mr. Birchler also provided a brief history of the site and its prior approvals and compared the proposed project to what was previously approved. The chairman asked if all the homes will be three bedrooms. Mr. Brady confirmed that no one under the age of 18 will be allowed to reside in the development. Applicant's engineer, Carolyn Feigin, appeared for the applicant and was reminded that she was still under oath. Ms. Feigin provided a summary of some of the changes made since their initial submission, which included increased buffering on the easterly portion of the site. Ms. Feigin went over the buffers and additional tree plantings. A Waiver is being requested for the planting of trees that interfere with driveways and utilities. Applicant is 275 trees short, but are still looking at adding 50 feet to the clubhouse area. No Variances are being requested. Mr. Oris asked for additional information on the buffering around residences and provided additional buffer comments. Mr. Coronato asked Ms. Feigin to provide the differences between the "Blue Comet" approval and the applicant's proposal. She stated that there was a mailing that was sent to the

community, which provided incorrect facts. Ms. Feigin also went over the drainage and stormwater management proposals. Applicant is complying with all municipal, county and state drainage requirements. Applicant is in agreement with all comments in the engineer's review letter and will work with them with regard to same. Mr. Oris asked if the applicant would consider providing Affordable Housing units in lieu of contributing to the Affordable Housing Fund. Applicant declined. Sworn in Maryann Risley, applicant's environmental expert, who provided her background. Ms. Risley stated that all wetlands and tree save areas are set forth on the plan and all wetland buffers are being complied with. Applicant has not received CAFRA / DEP approval yet. The Chairman asked if more information can be provided on the wildlife species found. Mr. Birchler went over the environmental surveys performed. David Shropshire, applicant's traffic engineer was sworn in and provided his background. A traffic study was done in February, 2025 and revised in August, 2025. Marked as Exhibit B2 was an updated traffic count. Center Street is a county road and left turn lanes are being proposed, as well as sidewalks and shoulders. Applicant is building out a sub-road for future Route 9 connection if it becomes available. The chairman brought up the police and fire reports and the safety concerns of both agencies. Mr. Oris discussed additional access and how it would impact the areas within the site.

On a motion by Mr. Benn, seconded by Mr. Coates, the meeting was opened to the public.

All public was sworn in by the board attorney prior to them speaking.

Jim D'Onofrio – Concerns were quality of life, compromising the bay, traffic and ample police

Joseph Masino (106 Windstar Drive) – Concerns were traffic, traffic study and only 2 access points on Center Street

Chris Mellerun (Tuckerton, NJ) – Concerns with impervious coverage, traffic and asked if school buses were taken into consideration with traffic study

David Johnson (35 Gulf View Drive) – Concerns with roadways, protecting residents, number of units being proposed, buffering, Otis Bog Road extension, fire department access and low lying areas of the site

Joe Becker (408 Lenape Drive) – Concerns with Otis Bog Road connection, can applicant purchase property to allow for a Route 9 access, Center Street cannot handle the traffic and water run-off

Edward Gautier (30 Louisiana Drive) – Concerns with costs of additional infrastructure, fire and emergency services and road repairs. He also asked if the applicant would consider offering Wounded Warrior housing.

Scott Dankas (Westchester Drive) – Concerns with street access and connections, and stress on emergency services

John Edmunds (2 Spruce Drive) – Concerns with traffic. Marked as Exhibit O-1 was a traffic report from the Ocean County Engineering Department. Also had concerns with endangered species, police, fire and EMS response and burden to the township

Barbara Sterner (29 Lake Michigan Drive) – Concerns with buffers and suggested making the applicant comply with regulations, do not grant waivers, history of Lennar’s false claims, safety and environmental issues

Paul Findlow (105 Windstar Drive ) – Concerns with the experts and reports only being done by the applicant and not the board. Also asked how this development will benefit the township and impact Sunrise Bay and the roadways

Anthony D’Andrea (West Tuckerton FD) – Thanked everyone for moving the meeting to a larger venue. Asked for a full set of the most recent plans. Concerns access to the site, turning radius, width of streets, if gated, how will FD access, does not feel applicant should be granted a waiver for basin fencing, fire hydrants and water flow

Skip Way (Leitz Blvd.) - Concerns with buffers, how Leitz Boulevard will be effected and traffic

John Deider – Concerns with 55+ restrictions and allowing children 19+ to reside and stated the applicant should buy the adjacent land and have access to Route 9

Chris McKelvey (14 Stone Gate Drive) - Showed photos of testing area and no trespassing signs where studies were done and noticing of the application

John Brady O’Neill (148 Leitz Blvd.) – Concerns with traffic in general and on Leitz Boulevard traffic

John Maffei - Concerns with town center area, number of units being proposed and Otis Bog Road connection

Beverly Weed-Schertzer – Concerns with trees and deforestation, Lennar not be registered with the Better Business Bureau, not the right fit for the site and being improperly planned, traffic, environmental issues

Amanda Mower (Center Street) – Provided a quote about people fleeing the community. Concerns with granting Waivers for buffers, Route 9 access, density / number of homes being proposed, stormwater runoff, traffic, environmental issues, Affordable Housing, violations of Lennar in other communities they built

Amanda Archer (217 Harbourtown Blvd.) – Concerns with water runoff, effects on the watershed, water quality and flooding

Lee Hillis – Concerns with environmental issues, traffic and traffic study

Irene Muzyka (24 Iris Court) – Concerns with reference to wildlife by Mr. Birchler as “critters” and migratory animals will have no place to return too

John Gatto (69 Briarwood Drive) – Concerns with Cranberry Creek becoming a pass thru

Joe Pankiewitz (12 Falkinburg Drive) – Concerns with driveway size and street parking, traffic and Route 9 access

Brooks Strelli – Concerns with the information on the mailing he received and deed restricted areas

Graeme Smith (467 Thomas Avenue) – Concerns with construction equipment destroying roadways

Edward Simmor (70 Briarwood Drive) – Concerns with Affordable Housing

Craig Voss (4 High Ridge Road) – Thanked everyone for coming out and believes the proposal is a bad idea

Ian Smith (15 John Street) – Concerns with environmental issues to the bay and area

David Johnson (35 Gulf View Drive) – Appreciates the public's concerns with environmental issues, but stated the board has no jurisdiction that the public needs to contact CAFRA / DEP

Karen Argenti (Whiting, NJ) – Asked if Phase 1 & 2 environmental studies have been done (Phase 1 completed, Phase 2 not required per Mr. Birchler), requested the township update their Natural Resource Inventory (last done in 2009) and had concerns with tree preservation and if the township's requirements in the Environmental Impact Statement

Joe Becker (Mystic Shores) – Concerns with the access points only being 600 feet apart and the applicant's property is only 300-400 feet from Route 9, asked for clarification on what Waivers are being requested

Amanda Mower – Concerns with where the environmental studies were done and the farmland designation on the property, she also asked what discretion the board has on an approval

Britta Forsberg (178 Main Street) - Appreciated the public's environmental concerns. Read a letter she wrote regarding Mr. Coronato's conflict of interest in this application

John Schwaller (32 Windstar Drive) – Concerns with the direct effect on the community, environment and township

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

Mr. Oris asked the applicant about the completeness of the Environmental Impact Statement and Mr. Birchler believes it to be complete. Mr. Brady stated that the application was previously deemed complete. Mr. Birchler stated that the applicant is willingly to explore Route 9 access from their sub-road and pay for the costs of running a road to Route 9 if the adjacent property owners agrees to same. The Chairman asked about the flow tests brought up by the fire department and the applicant will comply with

same. The chairman asked about the Waiver for buffering around the basins and Mr. Benn asked for additional information on the tree plot area Waivers. Mr. Shay asked if there was a way to get the additional street trees planted in the driveway areas and asked if the compactness of the sight is the reason they need the Waivers. He also stated the site is saturated and the applicant could lower the number of units being proposed. The Chairman asked who would be responsible for the trees to be planted. Mr. Benn stated that the board is concerned for the safety of the residents and feels access to Route 9 is very important. The Chairman agreed. Mr. Shay commented on the Affordable Housing requirement.

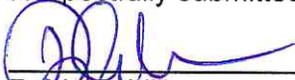
There being no other questions by the board, on a motion by Mr. Benn, seconded by Mr. Coates, application #2025-02 was approved. Roll Call:

Coates – Yes                      Shay – Yes                      Terry – Yes  
Benn – Yes                        Garbaravage – Yes

## **5. ADJOURNMENT**

There being no further business, on a motion by Mr. Benn, seconded by Mr. Shay, the meeting was adjourned at 11:57 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