

LITTLE EGG HARBOR TOWNSHIP PLANNING BOARD
665 Radio Road
Little Egg Harbor, NJ 08087

Minutes of Meeting Held On September 4, 2025

Regular Meeting, Thursday, September 4, 2025, 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, Vice-Chairman Matthew Benn, Mayor Dan Maxwell, Deputy Mayor Ken Laney, Joshua Coates, Robert Shay & Ancil Terry

Absent: Bryson Kershner

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

N/A

5. APPROVAL OF MINUTES

On a motion by Mr. Shay, seconded by Mr. Benn, the minutes of the August 7, 2025 Planning Board meeting were moved for approval. Roll Call:

Coates – Yes	Shay – Yes	Terry – Yes	Laney – Abstain
Maxwell – Abstain	Benn – Yes	Garbaravage - Yes	

6. MATTERS OF DISCUSSION

N/A

7. MEMORIALIZATION OF RESOLUTIONS

- A.** Resolution #2025-14
Lennar Homes
Project: Venue at Summers Corner
Block 286, Lots 3, 5 & 6 & Block 287, Lots 5 & 7
Center Street
Preliminary & Final Site Plan Approval

At the request of Applicant's attorney memorialization of this Resolution has been tabled until the next meeting.

8. APPLICATIONS FOR CONSIDERATION

- A. Application #2024-02A
Kingdom Rentals, LLC
(Successor to Egg Harbor 8 28, LLC)
1471 North Green Street / Block 83, Lot 3.01

John Giunco, Esquire for the applicant. Applicant is seeking its second, one year statutory extension from the board. Mr. Brady asked if the applicant was moving forward toward Resolution compliance. Mr. Oris stated that applicant is almost compliant and should be ready soon.

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 Mr. Laney, the application was closed to the public. All aye.

There being no additional questions, or testimony, on a motion by Mr. Shay, seconded by Mr. Coates, application #2024-02A was approved. Roll Call:

Coates – Yes	Shay – Yes	Terry – Yes	Laney – Yes
Maxwell – Yes	Benn – Yes	Garbaravage - Yes	

- B. Application #2025-06
Oreste Avallone
7 Colonial Drive / Block 330.10, Lot 18

Richard Kitrick, Esquire for the applicant. Applicant was present, but his Power of Attorney, Carl Atanasovski, was sworn in and speaking on his behalf. Applicant is seeking minor subdivision approval. Property was previously two lots and is now one. There is one residential structure and a detached garage on the site. Applicant is proposing to make two lots again. The existing structure will remain on one lot and the detached garage will be on the newly created lot and there will be a new primary structure built and attached to the existing garage. There is already water and sewer hook-up for both lots. No variances are needed. Mr. Oris reviewed his letter dated August 15, 2025. There will be no road improvements and there is no curbing or sidewalks in the area. Mr. Oris asked when construction for the new residence will begin, since an accessory structure on a lot without a primary structure is not permitted. Mr. Atanasovski stated that construction should begin within six months and completed within one year. There is an existing driveway on the proposed lot, which will be used as driveway access. Mr. Oris stated that lot numbers need to be confirmed with the Tax Assessor. No waivers are being requested.

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 Mr. Shay, the application was closed to the public. All aye.

There being no additional questions, or testimony, on a motion by Mr. Benn, seconded by Mr. Shay, application #2025-06 was approved with the condition that construction will be complete within one year. Roll Call:

Coates – Yes	Shay – Yes	Terry – Yes	Laney – Yes
Maxwell – Yes	Benn – Yes	Garbaravage - Yes	

C. Application #2025-03
Riverstone Kimberly
Center Street / Block 287, Lot 8.02

Michael Lario, Esquire for the applicant. Applicant is seeking Preliminary and Final Site Plan approval for the subdivision of 8 residential lots and two stormwater management lots on a new cul-de-sac that will be dedicated to the township. Two Variances are needed for lot depth on proposed lots 8.08 & 8.09. Mr. Lario stated that this site received approval in 2005 for 8 residential lots and one stormwater management lot, but with the new stormwater management regulations, two lots are now required. There has also been some zoning changes since the original approval. The site falls within two zones, R-100 & R-150, but is mostly in the R-100 zone. Sworn in applicant's engineer, Matthew Sharo, who provided his background. Mr. Sharo described the existing conditions of the site and marked three color renderings as Exhibits A-1, A-2 & A-3. The property is only accessible from Center Street. All setbacks are being honored for future dwellings. Density is also conforming. The applicant will be asking the township to vacate a paper street. The proposed roadway will offer a sidewalk. There was discussion regarding the size of the roadway and it was agreed that parking will only be allowed on one side of the street. All residences will have off-street parking. Mr. Sharo went over the existing vegetation and proposed additional plantings. Applicant will work with Mr. Oris as to plantings around the street and sidewalks. Applicant is requesting a Waiver for street lighting of 15 feet. All utilities will come off of Center Street and one fire hydrant will be added. The proposed stormwater management areas meet all the requirements and applicant agreed to comply with all of Mr. Oris' comments in his letter of July 30, 2025 with regard to same. A HOA will be established to maintain the stormwater management areas. The fire department reviewed the plan for circulation and the applicant agreed to comply with their requests. There was discussion to determine if the cul-de-sac could be shifted 10 feet to the south to allow for additional buffering to the neighboring parcels, which applicant agreed to work with Mr. Oris on same. Mr. Oris asked if the applicant had a discussion with the neighboring Lennar stie as to the street vacation. Sworn in Applicant's architect, Nathan Hanrahan, who provided his background. Mr. Hanrahan stated there are two models of homes being proposed, which both have four bedrooms. Exhibits A-4 & A-5 were marked. Mr. Laney and Mr. Shay asked which two residence require lot depth Variances. Sworn in Kevin Savage, applicant's traffic engineer, who provided his background. Mr. Savage reviewed the Traffic Impact Study prepared stating that the edition of this road and residences will have minimal effect on the area. He also stated that the circulation meets the needs of the fire Chief's request. Applicant will contribute the required 1.5% to the Affordable Housing Fund. Nothing was flagged in the Environmental Impact Statement prepared. There will not be a sales trailer.

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

All residents were sworn in by the board attorney before speaking.

Barbara Jo Rasverger (92 Windstar Drive) - Concerns with road access and traffic to her community

John Schwaller (32 Windstar Drive) – Concerns with traffic and additional impact on Center Street and environmental study done

John Edmunds – Concerns with street vacation and Center Street impact

Amanda Mower (233 Center Street) – Concerns with Master Plan impact, stormwater management and all wood areas being eliminated

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

Mr. Lario summarized the proposed project. There being no additional questions, or testimony, on a motion by Mr. Benn, seconded by Mr. Coates, application #2025-03 was approved with the condition that construction will be complete within one year. Roll Call:

Coates – Yes	Shay – Yes	Terry – Yes	Laney – Yes
Maxwell – Yes	Benn – Yes	Garbaravage - Yes	

9. PUBLIC COMMENT

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

Philip Curtin (19 Mayflower) – Left the special meeting before it ended, was the Lennar project approved?

Joe Becker (Mystic Shores) – Asked if a roll call vote was done at the Lennar application meeting, asked when the minutes would be available, Route 9 access and township owned property, construction traffic and Veteran's Housing.

John Schwaller – Discussed how many areas will be affected when Lennar builds.

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

10. PAYMENT OF VOUCHERS

On a motion by Mr. Coates, seconded by Mr. Shay, the following payments were approved:

1. \$37,080.00 to Remington & Vernick Engineers;
2. \$1,061.50 to Brady & Kunz; and
3. \$200.00 to Robin Schilling, Recording Secretary.

Roll Call:

Coates – Yes	Shay – Yes	Terry – Yes	Laney – Yes
Maxwell – Yes	Benn – Yes	Garbaravage - Yes	

11. ADMINISTRATIVE MATTER

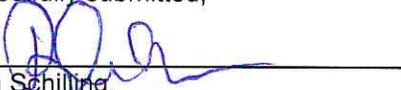
The Chairman asked if the board secretary's fee could be increased for the special meeting. (She declined).

Mr. Brady stated that in two recent applications, there were prior approvals. The board should not let prior approvals come into play when rendering a decision.

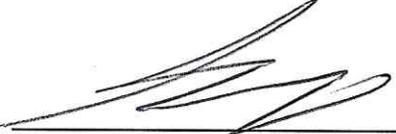
12. ADJOURNMENT

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

Respectfully submitted,



Robin Schilling,
Planning Board Recording Secretary



George Garbaravage, Chairman
Planning Board