

**LITTLE EGG HARBOR TOWNSHIP PLANNING BOARD**

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

**Minutes of Meeting Held On October 2, 2025**

Regular Meeting, Thursday, October 2, 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, Joshua Coates Robert Shay & Bryson Kershner

Absent: Mayor Dan Maxwell, Deputy Mayor Ken Laney & Ancil Terry, Jr.

**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**

The board secretary announced that while new alternate board member, Bryson Kershner was present, that he will not be a voting member, as he was not present for the prior meeting. He is present to learn his new role as a board member.

**5. APPROVAL OF MINUTES**

On a motion by Mr. Coates, seconded by Mr. Benn, the minutes of the August 26, 2025 Planning Board meetings were moved for approval. Roll Call:

Coates – Yes                      Shay – Yes                      Benn - Yes                      Garbaravage – Yes

On a motion by Mr. Coates, seconded by Mr. Benn, the minutes of the September 4, 2025 Planning Board meetings were moved for approval. All aye.

Coates – Yes                      Shay – Yes                      Benn - Yes                      Garbaravage – Yes

**6. ADMINISTRATIVE MATTER**

N/A

**7. MATTERS OF DISCUSSION**

- A. William Tindall  
Application #2024-03 / Resolution #2025-11(A)  
Thomas Avenue  
Block 65, Lot 15, Block 66, Lot 8, Block 68, Lot 3 & Block 69, Lots 1 & 2  
Preliminary & Final Subdivision Approval

Mr. Brady and Mr. Oris discussed with the board the proposed revised Resolution that was prepared to clear up matters for the Zoning Officer and Applicant. The Applicant will not need board approval on the lots that have houses on them, only the undeveloped lots. On a motion by Mr. Benn, seconded by Mr. Coates, Resolution #2025-11A was memorialized. Roll Call:

Coates – Yes                      Shay – Abstain                      Benn - Yes                      Garbaravage – Yes

**8. 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

Mr. Brady advised the board that items 11 & 12 in the Resolution. Joseph Coronato, Sr., Esquire, spoke on behalf of the Applicant, and stated that his client wishes the board to adopt a Resolution consistent with the testimony of the Board. Mr. Brady read items #11 & #12 in the latest draft of the Resolution.

On a motion by Mr. Shay, seconded by Mr. Benn, Resolution #2025-14 was moved for approval. Roll Call:

Coates – Yes                      Shay – Yes                      Benn - Yes                      Garbaravage – Yes

**B. RESOLUTION 2025-15**

Kingdom Rentals, LLC / Application #2024-024A  
(Successor to Egg Harbor 8 28, LLC)  
1471 North Green Street / Block 83, Lot 3.01  
Second Extension of Time

On a motion by Mr. Benn, seconded by Mr. Shay, Resolution #2025-15 was moved for approval. Roll Call:

Coates – Yes                      Shay – Yes                      Benn - Yes                      Garbaravage – Yes

**C. RESOLUTION #2025-16**

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

On a motion by Mr. Benn, seconded by Mr. Shay, Resolution #2025-16 was moved for approval. Roll Call:

Coates – Yes                      Shay – Yes                      Benn - Yes                      Garbaravage – Yes

**D. RESOLUTION #2025-17**  
Riverstone Kimberly / Application #2025-03  
Center Street / Block 287, Lot 8.02  
Preliminary & Final Subdivision

On a motion by Mr. Coates, seconded by Mr. Benn, Resolution #2025-17 was moved for approval. Roll Call:

Coates – Yes                      Shay – Yes                      Benn - Yes                      Garbaravage – Yes

**9. APPLICATIONS FOR CONSIDERATION**

None

**10. PUBLIC COMMENT**

On a motion by Mr. Shay, seconded by Mr. Benn, the meeting was opened to the public. Roll Call:

Coates – Yes                      Shay – Yes                      Benn - Yes                      Garbaravage – Yes

The public was asking questions on the US Homes – Lennar application that was previously approved by the board and the Resolution was memorialized earlier in the meeting. Applicant's attorney was present for this public comment period.

William Johnston (28 White Marsh) – Mr. Johnston asked if the site was state land and why couldn't they have chosen a site that was already cleared. He also had concerns with the wildlife on site.

Clifford Garrett (23 South Los Angeles) - Mr. Garrett had concerns with the traffic, traffic lights and center turn lanes on Center Street, fire hydrant pressure and Route 9 access.

John Schwaller (32 Windstar Drive) - Mr. Schwaller asked if we could see the Resolution that was memorialized, an update on the CAFRA application and when will the public know if there is an agreement for the Route 9 connection. Mr. Oris responded.

Gail Jarema (6 Seagull Drive) – Concerns with the traffic and racing up and down the streets already and wildlife in the area. She also asked if the Route 9 access is for construction vehicles only, which it is not. There are no traffic lights being proposed on Center Street. Mr. Brady stated that 30% of the site is not being disturbed.

Kathy Johnson (Sunrise Bay) – Ms. Johnson thanked the engineer for the explanations and stated everyone else on the board was rude and acts like they don't care.

Brian Bamrick (37 Ivy Creek Drive) – Mr. Bamrick asked about the Route 9 access and ROW and if there would be any improvements to Otis Bog Road. Mr. Oris responded.

Art Mooney (1 Windstar Drive) – Mr. Mooney asked if paragraphs 11 & 12 that Mr. Brady read into the record were modifications or part of the original application. Mr. Oris responded. Mr. Mooney also asked why there needs to be access on Center Street if there is Route 9 access.

Joseph Masino (Windstar Drive) - Asked if the minutes will be on the website.

Christopher McKelvey (14 Stone Gate) – Discussed Willets Creek

Karen Curry (sp) (Cranberry Creek) – Stated that we live in the Pinelands, do not make this town like Bayonne. She also brought asked if the residents were misled with the new contractors / storage area on Otis Bog, because they are being marketed as store fronts.

Carleen McCaffrey (Cranberry Creek) - Ms. McCaffrey stated that she was at the prior meeting and the applicant stated that they would not do the Route 9 connection.

Bill McCane (Sunrise Bay) – Asked when the Route 9 agreement was made. Mr. Oris responded. He also asked if the project would be done in phasing and what happens to areas that are clear cut. Mr. Oris explained the bonding process.

Karen Curry – Ms. Curry asked how she could get a copy of the transcript from the prior meeting.

William Johnston (28 White Marsh) – Mr. Johnston stated that he only recently became aware of this project and asked how many units and had concerns with traffic and the economic hit to the township.

Rick Johnson (Sunrise Bay HOA President) – Mr. Johnson stated he had a meeting with the mayor recently and it does not appear that everyone is on the same page with this application, since the mayor told him that the Route 9 access is for construction vehicles only.

Georgette Frank (36 Westchester Drive) – Asked why the township feels this project is a good idea and that they should plan better for the future of the township. Mr. Oris responded on how the board works.

Art Mooney (1 Windstar Drive) – Mr. Mooney asked if our land use laws could be changed and blamed the township for not having foresight.

Frank Menschel (105 South Longboat Drive) – Stated that the township is turning into Lakewood and Toms River.

Karen Argenti (Whiting, NJ) – Asked about the Environmental Impact Statements

Britta Forsberg (178 Main Street, West Creek) – Asked when the Resolution would be available.

On a motion by Mr. Benn, seconded by Mr. Shay, the meeting was closed to the public. Roll Call:

Coates – Yes                      Shay – Yes                      Benn - Yes                      Garbaravage – Yes

**11. PAYMENT OF VOUCHERS**

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

1. \$22,301.25 to Remington & Vernick Engineers;
2. \$2,292.50 to Brady & Kunz; and
3. \$100.00 to Robin Schilling, Recording Secretary.

Roll Call:

Coates – Yes

Shay – Yes

Benn - Yes

Garbaravage – Yes

**12. ADJOURNMENT**

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

Respectfully submitted,

  
\_\_\_\_\_  
Robin Schilling,  
Planning Board Recording Secretary

  
\_\_\_\_\_  
George Garbaravage Chairman  
Planning Board