

LITTLE EGG HARBOR TOWNSHIP PLANNING BOARD

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

Minutes of Meeting Held On November 6, 2025

Regular Meeting, Thursday, November 6, 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, Deputy Mayor Ken Laney, Robert Shay & Bryson Kershner

Absent: Matthew Benn, Dan Maxwell. Joshua Coates & Ancil Terry

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

None

5. APPROVAL OF MINUTES

On a motion by Mr. Shay, seconded by Mr. Kershner, the minutes of the October 2, 2025 Planning Board meeting were moved for approval.

Shay – Yes

Kershner – Yes

Laney – Abstain

Garbaravage – Yes

6. ADMINISTRATIVE MATTER

None

7. MATTERS OF DISCUSSION

None

8. MEMORIALIZATION OF RESOLUTIONS

None

9. APPLICATIONS FOR CONSIDERATION

- A. Dream Homes & Development Corp.
Mathistown Commons
Application #2025-04
167 Mathistown Road
Block 325.20, Lot 11

Christopher Supsie, Esquire for the applicant. Applicant is seeking preliminary and final site plan approval for 96 residential dwelling units within 15 townhouse buildings. There will be 80 market

value units and 16 affordable housing units within the site. Sworn in applicant, Vince Simonelli. Mr. Simonelli stated that all market value units will have three bedrooms, a patio or deck and garage. The 16 affordable units will be a mix of one, two and three bedrooms, without garages. All units will be for sale, not rentals. The roads will be privately owned and maintained by the HOA. The trash enclosure will have white vinyl fencing and private pick-up. Mr. Laney suggested a masonry enclosure that would be more durable. Mr. Shay asked if the affordable units would have a deck or patio and the applicant would like this to be an option, not required. Sworn in applicant's engineer, Stuart Challoner, PE, PP, who provided his background. Marked as Exhibit A-1 was a color rendering of the proposed site. Applicant is proposing one entrance / exit location and has received a conditional approval from Ocean County with regard to Mathistown Road. There will an emergency exit location that will have a knock box at the request of the fire department. There is only one sign being proposed and applicant will reduce the size to ensure it is compliant. The CAFRA requirement for forested area to be preserved is 35%, which is being met. No variances are being requested. Mr. Laney asked about the fencing along the Buckhorn Lake area, which will also be white vinyl. Basins will have post and rail fencing with black chain link. Mr. Oris reviewed his letter dated September 29, 2025 and stated the proposed project is a permitted use. Mr. Oris asked for additional testimony for the parking requirements. The areas designated for guest parking was also discussed. Applicant agreed to deed restrict the garages so that they cannot convert them into livable space. The fire and police departments' comments were discussed. Applicant agreed to 15 mph signs and will discuss speed bumps with the police department. Mr. Oris discussed the porous pavement and application agreed that if it becomes more than 50% ineffective, it will be replaced. Applicant is compliant with state and local stormwater management requirements. Marked as Exhibit A-2 was a street lighting spec sheet for proposed street lights. Only security lighting will be wall mounted. A new lighting plan will be submitted. All landscaping requirements will be complied with by the applicant. Applicant will hook into municipal water and sewer through an easement on Buckhorn Lake, and has received preliminary approval from the MUA. Applicant has already spoke to one of the two residents adjacent to the easement and will replace their fence as part of the improvements. Mr. Shay asked the applicant to make sure they speak to the other homeowner, which they agreed to. Mr. Oris discussed the memo issued by the township's Environmental Commission. There are no wetlands on the site. Sworn in Rachel Thornton of Act Engineers, who provided her background. Ms. Thornton stated that the applicant's CAFRA application has been submitted and deemed complete. She further stated that all the concerns of the Environmental Commission will be addressed by the DEP. Mr. Oris stated that the applicant must comply with not only CAFRA / DEP but the township's requirements as to an Environmental Impact Statement. The only threatened / endangered species found on site was a Nothern Pine Snack. Sworn in applicant's traffic engineer, John Corak, of Stonefield Engineering, who provided his background. Mr. Corak discussed the Traffic Impact Study prepared and the levels of service at the intersections nearby and testified that the project would not have an adverse impact on the area and there were no parking impacts on the site. Mr. Shay asked if the newly approved housing project on Center Street was taken into consideration and Mr. Oris asked for more information on the background growth rate used. Sworn in applicant's architect, Daniel Governale, who provided his background. The project will consist of two types of units, one being the townhomes, and the second apartment style for the affordable housing units. Mr. Laney asked if some windows or banding could be added to the street sides of the buildings, so it didn't look like a blank wall. Mr. Oris asked about colors, which applicant is proposing that each building will have an earth tone color pallet. Applicant agreed that no flood lights would be allowed on the southern units.

On a motion by Mr. Laney, seconded by Mr. Kershner, the meeting was opened to the public.

Shay – Yes Kershner – Yes Laney – Yes Garbaravage – Yes

(All public was sworn in by the board attorney before they spoke.)

Mr. D. Chebra (102 N. Burgee Drive) - Mr. Chebra had concerns with enforcement by the HOA on things agreed to, street parking, guest parking and traffic.

Jason Howell (Public Lands Advocate) – Concerns with environmental study done and Northern Pine Snake data.

John Schwaller (32 Windstar Drive) – Concerns with basins and runoff, impact to schools, traffic, strain on emergency services and asked the board to look at the whole picture and how it affects the community.

Bill McCann (89 Windstar Drive) – Mr. McCann had concerns with the construction traffic and suggested a builder's moratorium.

Amanda Mower (233 Center Street) – Ms. Mower had concerns with the environmental study, specifically the snake species. She also asked why the board does not have their own traffic study done. Ms. Mower also believes there will be a strain on emergency services.

Art Mooney (1 Windstar Drive) – Mr. Mooney asked if there will be access to mass transit at this site. He also asked about snow removal, which the HOA will handle. Applicant agreed to add a bus stop if NJ Transits requests same.

Cindy Varamo (Newport Way) – Ms. Varamo asked about enforcement of the HOA rules, the deed restricted area and buffers, as well as the buildings colors. She also asked for more information on when the traffic study was done, and if school buses were taken into count.

Brita Forsburg (Save Barnegat Bay) - Ms. Forsburg read a prepared statement on how water quality will be effected, as well as the environmental impact and flooding onto Mathistown Road. She believes there should be a revised Environmental Impact Study done.

Mr. Oris commented that if CAFRA / DEP require habitat studies, they will need to comply. After some discussion, the applicant offered to amend their request for final site plan approval, and only request preliminary approval and once they receive CAFRA approval, they will come back with updated traffic and environmental information.

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

Shay – Yes Kershner – Yes Laney – Yes Garbaravage – Yes

Mr. Supise and Mr. Simonelli went over the conditions of the preliminary approval. On a motion by Mr. Laney, seconded by Mr. Kershner, application #2025-04 received preliminary approval. Roll Call:

Shay – Yes Kershner – Yes Laney – Yes Garbaravage – Yes

The board took a brief recess.

10. PUBLIC COMMENT

There being no public remaining in the room, the meeting was not opened to the public.

11. PAYMENT OF VOUCHERS

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

1. \$5,939.00 to Remington & Vernick Engineers;
3. \$2,132.50 to Brady & Kunz; and
4. \$100.00 to Robin Schilling, Recording Secretary.

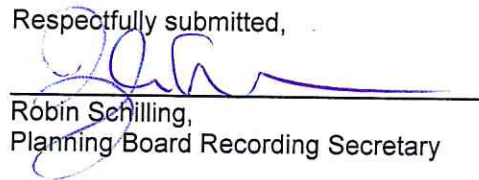
Roll Call:

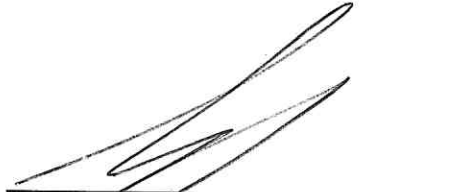
Shay – Yes Kershner – Yes Laney – Yes Garbaravage – Yes

12. ADJOURNMENT

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

Respectfully submitted,


Robin Schilling,
Planning Board Recording Secretary


George Garbaravage, Chairman
Planning Board