

LITTLE EGG HARBOR TOWNSHIP PLANNING BOARD

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

Minutes of Meeting Held On January 15, 2026

Regular Meeting, Thursday, January 15, 2026, 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. OATH OF OFFICE – Mr. Kunz swore in new board members George Garbaravage, Kenneth Laney, Jr., Katherine Tucker, Roberta Rapisardi & Madalynn Flynn

4. ROLL CALL

Chairman George Garbaravage, Vice-Chairman Matthew Benn, Mayor Kenneth Laney, Jr., Kathy Tucker, Robert Shay, Roberta Rapisardi, Bryson Kershner & Madalynn Flynn

Absent: Deputy Mayor Dan Maxwell

APPEARING FOR THE PROFESSIONALS:

Tom Kunz, Esq., of Brady & Kunz, Planning Board Attorney
James Oris, PE, PP, CME, CPWM of Remington & Vernick, Planning Board Engineer

5. ANNOUNCEMENTS

In lieu going into Executive Session, the Board opted to discuss appointments and re-appointments in public forum.

1. A request was made for the appointment of a Chairman for upcoming 2026 year. On a motion by Mr. Laney, seconded by Mr. Benn, George Garbaravage was appointed as Chairman. Roll Call:

Tucker – Yes	Shay – Yes	Kershner – Yes	Laney – Yes
Benn – Yes	Garbaravage – Yes		

2. A request was made for the appointment of a Vice-Chairman for upcoming 2026 year. On a motion by Mr. Laney, seconded by Mr. Garbaravage, Matthew Benn was appointed as Vice-Chairman. Roll Call:

Tucker – Yes	Shay – Yes	Kershner – Yes	Rapisardi - Yes
Laney – Yes	Benn – Yes	Garbaravage – Yes	

3. A request was made for the appointment of a Secretary for upcoming 2026 year. On a motion by Mr. Benn, seconded by Mr. Laney, Robin Schilling, was appointed as Secretary. Roll Call:

Tucker – Yes	Shay – Yes	Kershner – Yes	Rapisardi - Yes
Laney – Yes	Benn – Yes	Garbaravage – Yes	

The board secretary advised the members that the township went out for Request for Professional Services for a board attorney, board engineer and board landscape architect and advised the board as to the responses received.

4. On a motion by Mr. Benn, seconded by Mr. Laney, the board appointed Brady & Kunz as their attorney for the upcoming 2026 year. Roll Call:

Tucker – Yes	Shay – Yes	Kershner – Yes	Rapisardi - Yes
Laney – Yes	Benn – Yes	Garbaravage – Yes	

5. On a motion by Mr. Laney, seconded by Mr. Benn, the board appointed Remington & Vernick as their engineer for the upcoming 2026 year. Roll Call:

Tucker – Yes	Shay – Yes	Kershner – Yes	Rapisardi - Yes
Laney – Yes	Benn – Yes	Garbaravage – Yes	

6. On a motion by Mr. Laney, seconded by Mr. Shay, the board appointed Remington & Vernick as their landscape architect for the upcoming 2026 year. Roll Call:

Tucker – Yes	Shay – Yes	Kershner – Yes	Rapisardi - Yes
Laney – Yes	Benn – Yes	Garbaravage – Yes	

6. APPROVAL OF MINUTES

On a motion by Mr. Shay, seconded by Mr. Laney, the minutes of the November 6, 2025 Planning Board meeting were moved for approval. Roll Call:

Tucker – Abstain	Shay – Yes	Kershner – Yes	Rapisardi - Abstain
Laney – Yes	Benn – Abstain	Garbaravage – Yes	

7. MATTERS OF DISCUSSION

N/A

8. MEMORIALIZATION OF RESOLUTIONS

- A. Resolution #2026-18
Dream Homes & Development Corp.
Mathistown Commons
Application #2026-04
167 Mathistown Road / Block 325.20, Lot 11
Preliminary & Final Site Plan Approval

Mr. Oris stated that the applicant's attorney suggested some minor changes to the Resolution earlier in the week and he did not receive the a revised draft of the Resolution to review, so he is not comfortable with approving the Resolution without a more detailed review. Mr. Oris suggested that the memorialization of the Resolution be tabled until the next meeting and the board agreed.

9. APPLICATIONS FOR CONSIDERATION

- A. Little Egg Holdings, LLC
Application #2023-11
Route 539 & Hampton Drive
Block 124, Lot 9.92
Preliminary & Final Site Plan Approval

Joseph Coronato, Sr., Esquire for the applicant. Mr. Coronato stated that the attorney for the Four Seasons at Harbor Bay HOA sent a letter to the board secretary stating that their planner could not be present at tonight's meeting. Mr. Coronato stated that his client has agreed to carry the application to the February 5, 2026 meeting to allow the planner to attend. Mr. Coronato also stated that he will review the plan with the applicant with regard to the noticing issue brought up by Mr. Shea and if need be, will notice any additional property owners necessary.

On a motion by Mr. Benn, seconded by Mr. Laney, application #2023-11 was carried to the February 5, 2026 meeting. Roll Call:

Tucker – Yes	Shay – Yes	Kershner – Yes	Rapisardi - Yes
Laney – Yes	Benn – Yes	Garbaravage – Yes	

10. PUBLIC COMMENT

On a motion by Mr. Shay, seconded by Mr. Benn, the meeting was opened to the public. All aye. There being no public wishing to comment, on a motion by Mr. Laney, seconded by Mr. Shay, the meeting was closed to the public. All aye.

11. PAYMENT OF VOUCHERS

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

1. \$13,347.50 Remington & Vernick Engineers;
2. \$1,487.50 to Brady & Kunz; and
3. \$100.00 to Robin Schilling, Recording Secretary.

Roll Call:

Tucker – Yes	Shay – Yes	Kershner – Yes	Rapisardi - Yes
Laney – Yes	Benn – Yes	Garbaravage – Yes	

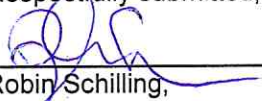
12. ADMINISTRATIVE MATTER

N/A

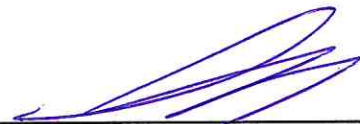
13. ADJOURNMENT

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

Respectfully submitted,



Robin Schilling,
Planning Board Recording Secretary



George Garbaravage, Chairman
Planning Board