

LITTLE EGG HARBOR TOWNSHIP PLANNING BOARD

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

Minutes of Meeting Held On February 5, 2026

Regular Meeting, Thursday, February 5, 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. Brady swore in board member, Deputy Mayor Dan Maxwell.

4. ROLL CALL

Chairman George Garbaravage, Mayor Ken Laney, Deputy Mayor Dan Maxwell, Kathy Tucker, Robert Shay, Roberta Rapisardi & Bryson Kershner

Absent: Matthew Benn & Madalynn Flynn

APPEARING FOR THE PROFESSIONALS:

Terry Brady, Esq., of Brady & Kunz, Planning Board Attorney

5. ANNOUNCEMENTS

None

6. APPROVAL OF MINUTES

On a motion by Mr. Shay, seconded by Ms. Tucker, the minutes of the January 15, 2026 Planning Board meeting were moved for approval. Roll Call:

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

7. MATTERS OF DISCUSSION

None

8. MEMORIALIZATION OF RESOLUTIONS

- A. Resolution #2025-18
Dream Homes & Development Corp.
Mathistown Commons
Application #2025-04
167 Mathistown Road / Block 325.20, Lot 11
Preliminary Site Plan Approval

On a motion by Mr. Laney, seconded by Mr. Shay, Resolution #2025-18 was moved for approval. Roll Call:

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

**B. Resolutions 2026-01 through 2026-06
Appointments of Chairman, Vice-Chairman,
Secretary & Professionals**

After reading the appointments into the record by the Chairman, on a motion by Mr. Shay, seconded by Ms. Tucker, Resolutions 2026-01 through 2026-06 were moved for approval. Roll Call:

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

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**

At the request of applicant's attorney, this application will be carried to the March 5, 2026 meeting. On a motion by Mr. Shay, seconded by Ms. Tucker, application #2023-11 was carried to the March 5, 2026 meeting, no additional notice is required. Roll Call:

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

10. PUBLIC COMMENT

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

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

Art Mooney – Mr. Mooney stated that the public will be back and aren't going anywhere.

Cynthia Varamo – Ms. Varamo asked why re-noticing is not required. Mr. Brady responded. She also asked if there will be another engineering review letter. Mr. Brady stated that if there are changes to the plans, a review letter would be done, unless very minimal.

John Schwaller – Mr. Schwaller asked if there were any updates on the CAFRA filings for Dream Homes or Lennar. Mr. Brady stated not that he was aware of.

Mr. Brady also advised the audience that two lawsuits have been filed in connection with the Lennar application. A pre-trial conference is scheduled for March 23, 2206.

Roy Chrobocinski – Mr. Chrobocinski asked about the new construction on Route 9 & Otis Bog and that he heard that a gym and hair salon would be occupying the "store fronts". He was directed to contact code enforcement.

Art Mooney – Mr. Mooney stated that the community's infrastructure cannot handle the development.

Fran Orth – Ms. Orth had concerns with the community’s ambulance service and adding more homes will make it much worse.

Karen Verriest – Ms. Verriest asked about the new construction on Route 9 & Oits Bog Road and who is responsible for ensuring the occupants are permitted. She also had concerns with over crowding of the township.

Mary P – Had concerns with expansion of the community and the roads cannot handle future development, since the roads we have aren’t being maintained.

Steve Dolan – Mr. Dolan asked about the proposed development on Great Bay Boulevard by Mr. Courter. The board secretary advised that an application was filed, but the applicant is working on CARFA approval before moving forward.

Mark Cove – Mr. Cove had concerns with over population of the township.

Paul Finley – Mr. Finley asked how can the township slow down growth and was directed to speak to the committee.

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

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

11. ADMINISTRATIVE MATTER

Mr. Brady discussed with the board an article from The Planner publication regarding what defines negative criteria in an application and what the board cannot consider when voting on an application.

12. PAYMENT OF VOUCHERS


On a motion by Mr. Shay, seconded by Mr. Maxwell, the following payments were approved: (a) \$100.00 to Robin Schilling, Recording Secretary. Roll Call:

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


13. 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