

## Little Egg Harbor Township Committee Meeting

February 19, 2026

10:00 A.M.

Mayor Kenneth Laney called the Little Egg Harbor Township Committee Meeting to order and lead the Pledge of Allegiance. Time: 10:00 a.m.

### **3. OPEN PUBLIC MEETING STATEMENT**

Township Clerk Kelly Lettera read the Open Public Meeting Statement:

*"This meeting is called pursuant to the provisions of the Open Public Meeting Law. Notice of this meeting of February 19, 2026 held at 10 am was duly advertised, posted in the Municipal Complex, and has remained posted as required under the aforesaid statute. I am directed to include a record of this statement in the minutes of the meeting."*

### **4. ROLL CALL:**

Present: Mrs. Carrara; Mr. Kehm; Mr. Maxwell; Mr. Scibetta; Mayor Laney

### **5. APPROVAL OF MINUTES**

- October 30, 2025 Special Meeting Executive Session
- November 13, 2025 Executive Session
- December 18, 2025 Special Meeting Executive Session
- January 8, 2026
- January 8, 2026 Executive Session
- January 29, 2026 Special Meeting
- February 12, 2026 Special Meeting

Motion to Approve: Scibetta

Second: Kehm

Roll Call: Mrs. Carrara; Mr. Kehm; Mr. Maxwell; Mr. Scibetta; Mayor Laney  
Committeewoman Carrara abstained on October 30, November 13, December 18, yes to remainder.

*Chief Jeffrey Martin provided a promotional introduction and recommendation for James Fehring, Michael Dover and Jack Doyle for the Little Egg Harbor Township Police Department.*

### **6. RESOLUTION 2026-069**

Appointing Sergeant James Fehring as Lieutenant of the Little Egg Harbor Township Police Department

Motion to Approve: Kehm

Second: Carrara

Roll Call: Mrs. Carrara; Mr. Kehm; Mr. Maxwell; Mr. Scibetta; Mayor Laney

*Township Attorney Melanie Szuba administered the Oath of Office to Lieutenant James Fehring*

7. **RESOLUTION 2026-070**

Appointing Officer Michael Dover as Sergeant of the Little Egg Harbor Township Police Department

Motion to Approve: Scibetta

Second: Kehm

Roll Call: Mr. Kehm; Mr. Maxwell; Mr. Scibetta; Mayor Laney

Abstained: Mrs. Carrara

*Township Attorney Melanie Szuba administered the Oath of Office to Sergeant Michael Dover.*

8. **RESOLUTION 2026-071**

Appointing Jack Doyle as Police Officer for the Township of Little Egg Harbor Township Police Department

Motion to Approve: Kehm

Second: Maxwell

Roll Call: Mrs. Carrara; Mr. Kehm; Mr. Maxwell; Mr. Scibetta; Mayor Laney

*Township Attorney Melanie Szuba administered the Oath of Office to Police Officer Jack Doyle.*

*Mayor Laney stated before we take a brief recess he would like to congratulate the officers on their promotions.*

9. **ORDINANCE** **[SECOND READING AND ADOPTION]**

Ordinance 2026-01 An Ordinance of the Township of Little Egg Harbor, County of Ocean, State of New Jersey, Amending and Supplementing Chapter 86 of the Township Code Entitled "Officers and Employees" so as to Create Article LXXXIV(84), Assistant Construction Official

Motion to Open to Public: Kehm

Second: Maxwell

All in Favor

*No one from the public spoke.*

Motion to Close to Public: Kehm

Second: Carrara

All in Favor

Motion to Adopt: Kehm

Second: Carrara

Roll Call: Mrs. Carrara; Mr. Kehm; Mr. Maxwell; Mr. Scibetta

Abstained: Mayor Laney

10. ORDINANCE [FIRST READING AND INTRODUCTION]

Ordinance 2026-02 Bond Ordinance Providing for Atlantis Boulevard Roadway Reconstruction Project, Lake Crystalbrook Drive Drainage, the Pedestrian Safety Improvements to Radio Road and Surveying Services Associated Therewith, Appropriating \$2,660,000 Therefor and Authorizing the Issuance of \$1,342,750 Bonds and Notes to Finance a Portion of the Costs Thereof, Authorized in and by the Township of Little Egg Harbor, in the County of Ocean, New Jersey

Motion to Introduce: Maxwell Second: Kehm

ROLL CALL: Mrs. Carrara; Mr. Kehm; Mr. Maxwell; Mr. Scibetta; Mayor Laney

Ordinance 2026-03 An Ordinance of the Township of Little Egg Harbor, County of Ocean, State of New Jersey, Authorizing the Increase of Final Appropriations to Exceed the Municipal Budget Appropriation Limits for CY 2026 and to Establish a Cap Bank Pursuant to N.J.S.A. 40A:4-45.14

Motion to Introduce: Kehm Second: Carrara

ROLL CALL: Mrs. Carrara; Mr. Kehm; Mr. Maxwell; Mr. Scibetta; Mayor Laney

Ordinance 2026-04 An Ordinance of the Township of Little Egg Harbor, County of Ocean, State of New Jersey, to Establish the Compensation of Township Employees

Motion to Introduce: Kehm Second: Maxwell

ROLL CALL: Mrs. Carrara; Mr. Kehm; Mr. Maxwell; Mr. Scibetta; Mayor Laney

Ordinance 2026-05 An Ordinance of the Township of Little Egg Harbor, County of Ocean, State of New Jersey, Vacating a Portion of Discroll Drive, Corliss Drive and Rutter Drive

Motion to Introduce: Carrara Second: Maxwell

ROLL CALL: Mrs. Carrara; Mr. Kehm; Mr. Maxwell; Mr. Scibetta; Mayor Laney

Ordinance 2026-06 An Ordinance of the Township of Little Egg Harbor, County of Ocean, State of New Jersey, Amending Article XX, Mandatory Development Fees, and Article XXI, Affordable Housing, of the Chapter 215 Land Use and Development of the Township of Little Egg Harbor

Motion to Introduce: Maxwell Second: Carrara

ROLL CALL: Mrs. Carrara; Mr. Kehm; Mr. Maxwell; Mr. Scibetta; Mayor Laney

Ordinance 2026-07 An Ordinance of the Township of Little Egg Harbor, County of Ocean, State of New Jersey, Amending and Supplementing Chapter 215 Entitled Land Use and Development to Create an Overlay Zoning District for Block 285, Lot 12; Block 278, Lots 10.01, 17, 17.01 – 17.11; Block 277, Lots 1.01, 2.01, 3, 4, 5, 6, 11, and Amending the Zoning Map

Motion to Introduce: Carrara

Second: Kehm

ROLL CALL: Mrs. Carrara; Mr. Kehm; Mr. Maxwell; Mr. Scibetta; Mayor Lancy

*Township Attorney Melanie Szuba asked the committee to consider a motion to table Resolutions 2026-78 and 2026-79 until after Executive Session.*

Motion to Table: Kehm

Second: Carrara

ROLL CALL: Mrs. Carrara; Mr. Kehm; Mr. Maxwell; Mr. Scibetta; Mayor Lancy

#### **11. CONSENT AGENDA**

*A Consent Agenda includes items of business which are not controversial and do not require individual discussion. The Consent Agenda is moved, seconded, and voted upon as one item by the Governing Body.*

*Township Clerk, Kelly Lettera, read by title all the Resolutions on the consent agenda.*

#### **RESOLUTIONS**

2026-072 Opposing Additional Gasoline Tax Increase

2026-073 Appointing Kimberly Robinson as a Regular Member of the Zoning Board of Adjustment

2026-074 Appointing Keith Klements as a Regular Member of the Natural Lands Trust Committee

2026-075 Appointing Frank Colandrea as An Alternate Member of the Municipal Utilities Authority

2026-076 Appointing Daniel Specht as Assistant Township Administrator and Authorizing an Employment Agreement

2026-077 Authorizing the Promotion of Jacob Matullo to the Position of Diesel Mechanic *[An appointment promoting existing DPW employee Jacob Matullo from a Mechanic Helper to Diesel Mechanic]*

2026-078 Authorizing the Promotion of Jeanne Karwinski to the Position of Account Clerk/ Clerk 2 *[An appointment promoting existing Tax Collector employee Jeanne Karwinski from an Account Clerk/Clerk 1 to Account Clerk/Clerk 2]*

- 2026-079 Authorizing the Promotion of Kathryn Weitz to the Position of Records Support Technician 3 *[An appointment promoting existing pd records employee Kathryn Weitz from a Records Support Tech 2 to Records Support Tech 3]*
- 2026-080 Accepting the Retirement of and Authorizing the Compensation of Accumulated Time to James Hawkins *[James Hawkins retired as of February 1, 2026 with a total payout of \$143,096.97 for unused time]*
- 2026-081 Granting an Unpaid Leave of Absence to Bret Jillson *[A resolution authorizing unpaid leave of absence for Bret Jillson pursuant to FLMA beginning March 20, 2026]*
- 2026-082 Authorizing the Interim Township Administrator to Advertise and Hire a Clerk 1 for the Tax Assessor's Office
- 2026-083 Authorizing the Interim Township Administrator to Advertise and Hire an Accounting Assistant/Account Clerk for the Finance Administration Office
- 2026-084 Awarding a Contract for Mystic Island Drainage Improvements – Phase 4 Project to Paving Plus, LLC *[A resolution awarding a contract to Paving Plus, LLC for the Mystic Island Drainage Improvements – Phase 4 Project in the amount of \$3,886,943.55]*
- 2026-085 Authorizing the Execution of Change Order No. 1 (Final) for Pedestrian Safety Improvements to Oak Lane Project to Black Rock Enterprises LLC *[Change Order 1(Final) decreases the original contract amount from \$732,135.85 to \$684,368.75 for the Pedestrian Safety Improvements to Oak Lane Project with Black Rock Enterprises LLC]*
- 2026-086 Authorizing the Execution of a Shared Services Agreement with the County of Ocean for the FY2026 Prosecutors Program aka Fatal Accident Support Team (F.A.S.T.) *[A shared services agreement with ocean county for the Prosecutors Program formerly known as Fatal Accident Support Team (F.A.S.T) aimed at investigating traffic crashes that result in serious injuries and/or fatalities in Ocean County, for a term beginning January 1, 2026 through December 31, 2026]*
- 2026-087 Authorizing the Execution of a Shared Services Agreement with the County of Ocean for a Regional SWAT Team *[A regionalized SWAT and Crisis Negotiation Team ran by the Ocean County Prosecutor's Office for the purpose of all critical incidents or events that exceed the capabilities of the responding Platoon or Squad]*
- 2026-088 Approving Participation in the Safe and Secure Communities Grant Program Administered by the State of New Jersey Department of Law and Public Safety and Acceptance of a Grant Sub-Award of \$45,150 *[Accepting grant funds from the Department of Law and Public Safety for additional law enforcement personnel assigned to address quality of life issues within the community while increasing community relationship between police and residents.]*
- 2026-089 Authorizing the Cancellation of Outstanding Checks
- 2026-090 Authorizing Appropriation Reserve Transfers in Accordance with N.J.S.A. 40A:4-59

- 2026-091 Authorizing the Tax Collector to Remove Preliminary-Billed Amounts for Pending 2026 Exemptions for Disabled Veterans Pursuant to N.J.S.A 54:4-3.30
- 2026-092 Authorizing Reinstatement of Installment Plans for Delinquent Special Assessment Plans Affecting Properties in Mystic Island Maintenance Dredging Project Phase I – Radio Road East and Osborn Island Maintenance Dredging Project *[This resolution authorizes the Tax Collector to reinstate the installment plan for delinquent payments on said special assessments, up and until November 10, 2026, so long as said property pays the amount of the delinquent payment and any interest on the delinquent payment that has accrued from the date that the installment was due and payable until the date that payment of the delinquent installment is made.]*
- 2026-093 Endorsing the Fourth Round Housing Element and Fair Share Plan Amendment to the Master Plan

## 12. CONSENT AGENDA PUBLIC COMMENT

Motion to Open to Public: Kehm

Second: Scibetta

All in Favor

*Mr. Art Mooney of Windstar Drive asked for an explanation of Resolution 2026-093.*

*Township Attorney Melanie Szuba explained the resolution in addition to the Affordable Housing ordinances that is required by statute to be adopted by March. She stated it is an additional requirement the NJ Courts requested to have as a housekeeping measure.*

*Mr. Mooney asked if this resolution is in direct relation to Ordinance 2026-06.*

*Township Engineer Jim Oris explained the resolution is endorsing the Affordable Housing Plan with some minor amendments. He stated the Judge requested endorsement by the governing body with an amendment to the Master Plan which will be presented at the next Planning Board meeting for public comment. He stated one of the ordinances is to amend the current Affordable Housing Ordinance to be consistent with the model ordinance. He stated the Overlay Zone Ordinance, the Township agreed to have overly zones in certain areas that can be expected for redevelopment to occur, which will become a part of the zoning for areas such as Great Bay Plaza, the corner of the former Island Automotive and some other areas along Route 9 and encourage the redevelopment of the sites.*

*Mr. Art Mooney asked if this is a reexamination of the Master Plan itself and the town center complex. Township Engineer Jim Oris stated this is a supplement to the Master Plan and the Master Plan re exam will be later this year.*

*Mr. Art Mooney asked if there is a time element that the state mandates for a reexamination.*

*Township Engineer Jim Oris stated Little Egg Harbor started last year but it was postponed because the town is in plan endorsement which was extended numerous times since last year due to the DEP.*

*Ms. Florence Graffa of Ocean Boulevard asked if the resolutions were available for review in full.*

*Mayor Laney explained the certified resolutions can be viewed in full online after the meeting.*

*Ms. Florence Graffa stated over four hundred Affordable Houses is alot for the town and asked if there is a way to bring the amount down like Stafford Township did.*

*Township Attorney Melanie Szuba stated there are a number of rounds to Affordable Housing that need to be completed in this process. She stated the township is in the fourth round which is one hundred and sixty five affordable housing units required, however there are numbers that were not completed from the third round that brought the fourth round numbers down.*

Motion to Close to Public: Kehm                      Second: Carrara                      All in Favor

Motion to Approve: Maxwell                      Second: Carrara

Roll Call:     Ayes: Mrs. Carrara; Mr. Kehm; Mr. Maxwell; Mr. Scibetta; Mayor Laney

**13. BILL RESOLUTION 2026-094**

A Resolution Authorizing the Payment of Bills in the Amount of \$14,035,411.28

Motion to Approve: Maxwell                      Second: Scibetta

Roll Call:     Ayes: Mrs. Carrara; Mr. Kehm; Mr. Maxwell; Mr. Scibetta; Mayor Laney

**14. MISCELLANEOUS APPROVALS**

15. Bingo Application No. 2026-01 for PTO of Little Egg Harbor; On-Premise Pocketbook Bingo at 305 Frog Pond Rd. on April 25, 2026
16. Raffle Application No. 2026-03 for Harbor Bay Gaming Club; On-Premise 50/50 Raffle at 102 Newport Way on Various Dates beginning April 14, 2026 through March 19, 2027
17. Raffle Application No. 2026-04 for Four Seasons at Sea Oaks Events Club; On-Premise 50/50 Raffle at 99 Golf View Drive on March 19, March 25, April 23, May 18 and May 23, 2026
18. Raffle Application No. 2026-06 for Cranberry Creek Social Committee; On-Premise 50/50 Raffle at 41 Briarwood Drive on March 7, 2026
19. Raffle Application No. 2026-07 for PTO of Little Egg Harbor; On-Premise 50/50 Raffle at 305 Frog Pond Rd. on April 25, 2026
20. Raffle Application No. 2026-08 for PTO of Little Egg Harbor; On-Premise Gift Basket Raffle at 305 Frog Pond Rd. on April 25, 2026

Motion to Approve: Kehm                      Second: Scibetta

Roll Call:     Ayes: Mrs. Carrara; Mr. Kehm; Mr. Maxwell; Mr. Scibetta; Mayor Laney

**15. TOWNSHIP ENGINEER COMMENTS**

*Township Engineer, Jason Worth reported Earl Asphalt is working on the Mystic Island Drainage Improvements Project Phase 3. Mr. Worth stated they are continuing with driveway work, wrapping up drainage work and completing roadway work by the latter part of March, early April. He stated now that the snow has melted, the surveyors are finishing up the portion of Radio Road between Oak Lane and the municipal building. Mr. Worth stated the town received a grant from NJDOT to extend sidewalks along the Radio Road area and discussions with the County will take place for the scope of work soon. He also stated the township has a federal grant appropriation for the portion of Radio Road from Mathistown Road down to the beach, which the town is going through the scoping process with the DOT now and the surveyor will begin work as soon as he is done with the other portion. Lastly, he gave an update on the Mystic Island Drainage Project Phase 4 which includes the entire neighborhood off of West Playhouse Drive and Staysail Drive which is fully funded through the County of Ocean. He stated notice of award will be sent out tomorrow.*

**16. PUBLIC COMMENT – Any Topic**

*All comments shall be addressed to the Mayor and all individuals making comment must state their name and address for the record. The Mayor will respond once your comment is complete.*

Motion to Open to the Public: Kehm

Second: Carrara

All in Favor

*Ms. Sullivan of Mystic Shores stated she objects to all of the new housing proposed in the township and believes a lot of residents feel the same way. She asked everyone to get out and vote and stated the governing body will not be re-elected.*

*Mr. Mooney of Windstar Drive expressed his concerns regarding the amount of special meetings that have been going on the past two years and asked for an explanation.*

*Committeeman Kehm agreed and explained since the passing of the Township CFO and Administrator a lot of these meetings have been for the multiple interview processes. He stated eventually there will not be as many special meetings.*

*Mr. Mooney of Windstar Drive explained the need for transparency within the township. He congratulated the town on the opening of the new Dunkin Donuts. He stated it is a step in the right direction to bring more business to the town since it is growing and asked if the township is doing anything to bring more businesses to the area.*

*Mayor Laney stated Committeeman Scibetta has been working with the Chamber of Commerce on bringing more businesses to town.*

*Mr. Mooney of Windstar Drive believes Little Egg Harbor was a thriving community and now it is not with the loss of many of our stores and pharmacies.*

*Committeeman Scibetta explained it starts with building up the current businesses and supporting them. He stated the township is working on the towns infrastructure such as sidewalks, drainage improvements and road paving. He also stated the ACME Center now has a new owner who is cleaning up that plaza which is a positive for the town and will spark new businesses. He stated our census reports are showing the income here is lower than most towns and the town is doing their part to encourage new businesses in the township.*

*Mr. Mooney of Windstar Drive mentioned he has not seen any new growth of business since Dunkin Donuts and thinks the dismal atmosphere discourages new business opportunities. He stated we want to bring people into Little Egg Harbor so we don't have to go elsewhere to shop. He asked why trash pickup was not done on Presidents Day as it was posted on the website.*

*Mayor Laney stated trash and recycling should be a day behind after a holiday as stated on the official Little Egg Harbor Township website.*

*Mr. Mooney spoke about the poor conditions of some of the roads in town as well as the egress at the exit area in front of Sunrise Bay.*

*Mayor Laney stated he will have Public Works look at it.*

*Township Engineer Jason Worth stated as the town does the sidewalk project it will include that exit area and should be corrected.*

Motion to Close Public Comment: Kehm

Second: Scibetta

All in Favor

**17. TOWNSHIP COMMITTEE COMMENTS**

*Committeewoman Carrara thanked the governing body for an interesting month and she is looking forward to the rest of the year.*



*\*"Any invocation that may be offered before the official start of the Committee meeting is offered by a person who is expressing private thoughts as governed by his or her own conscience, to and for the benefit of the Committee. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the Committee and do not necessarily represent the religious beliefs or views of the Committee in part or as a whole. No member of the community is required to attend or participate in the invocation and such decision will have no impact on their right to participate actively in the business of the Committee."*