

Little Egg Harbor Township Committee Meeting

March 12, 2026

7:00 P.M.

Mayor Kenneth Laney called the Little Egg Harbor Township Committee Meeting to order and lead the Pledge of Allegiance. Time: 7:00 p.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 March 12, 2026 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. Maxwell; Mr. Scibetta; Mayor Laney

Absent: Mr. Kehm

5. PRESENTATIONS

- Frog Pond Elementary Student Government Experience

Mayor Laney introduced the teachers of the Frog Pond Elementary School Student Government and he then called each student up by name to receive a certification of completion for attending the Township Experience.

- Meals on Wheels Senior Nutrition Programs

Deputy Mayor Maxwell read the Meals on Wheels Senior Nutrition Programs proclamation and the Mayor and Committee Members presented the proclamation to Community Relations Specialist of Meals on Wheels, Heather DeJong.

- Multiple Sclerosis Awareness Month

Committeewoman Carrara read the Multiple Sclerosis Awareness Month proclamation and the Mayor and Committee Members presented the proclamation to Yasmin Nielsen, Executive Director of National MS Society

6. APPROVAL OF MINUTES

- January 29, 2026 Executive Session
- February 12, 2026 Executive Session
- February 19, 2026
- February 19, 2026 Executive Session

Motion to Carry the Minutes till the April Meeting: Maxwell Second: Scibetta

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

Ordinance 2026-08 An Ordinance of the Township of Little Egg Harbor, County of Ocean, State of New Jersey, Amending and Supplementing Chapter 159, Entitled "Construction Codes, Uniform" so as to Amend Certain Fees

Motion to Introduce: Scibetta

Second: Carrara

ROLL CALL: Mrs. Carrara; Mr. Maxwell; Mr. Scibetta

ABSTAIN: Mayor Laney

Ordinance 2026-09 An Ordinance of the Township of Little Egg Harbor, County of Ocean, State of New Jersey, Amending and Supplementing Chapter 238, Memorial Bench Dedication Program

Motion to Introduce: Maxwell

Second: Carrara

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

Township Clerk Kelly Lettera asked the committee to consider a motion to table Resolutions 2026-78 and 2026-79 until the April Committee meeting.

Motion to Table: Maxwell

Second: Scibetta

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

9. 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 the Resolutions on the consent agenda.

RESOLUTIONS

~~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]~~

2026-096 Accepting the Resignation of Jacklyn DePasquale [Jacklyn DePasquale resigned as of February 27, 2026 with a total payout of \$0, for unused time.]

- 2026-097 Authorizing the Interim Township Administrator to Advertise and Hire an Certified Municipal Finance Officer for the Finance Administration Office
- 2026-098 Authorizing the Interim Township Administrator to Advertise and Hire a Supervisor Mechanic for the Department of Public Works
- 2026-099 Authorizing a Memorandum of Agreement with AFSCME NJ Council #63 for CRS Duties
- 2026-100 Authorizing an Unpaid Leave of Absence to Joel Martin
- 2026-101 Authorizing the Execution of a Certification of Compliance with the United States Equal Employment Opportunity Commission's "Enforcement Guidance on the Consideration of Arrest and Conviction Records in Employment Decisions Under Title VII of the Civil Rights Act of 1964" [A resolution requiring the Governing Body to certify that LEIT's hiring practices comply with the US EEOC before submitting the approved annual budget to DCA]
- 2026-102 Authorizing the Participation in the Defense Logistics Agency, Law Enforcement Support Office 1033 Program, By the Little Egg Harbor Township Police Department for the Acquisition of Personal Property Deemed Excess by the Department of Defense
- 2026-103 Approving an Amendment to the Township of Little Egg Harbor's Employee Handbook and Policies and Procedures
- 2026-104 Introduction of the 2026 Municipal Budget
- 2026-106 Approving the Fourth Road Affirmative Marketing Plan, Affordability Assistance Manual and Rehabilitation Manual
- 2026-107 Approving the Fourth Round Affordable Housing Spending Plan

10. BUDGET PRESENTATION

Interim Chief Financial Officer Thomas Lombarski presented the Township's 2026 Municipal Budget, advising that it has been prepared as a Sound Improvement Budget and has been reviewed and approved by the Township's auditors. Mr. Lombarski reported that the total budget for 2026 is \$28,869,990.19, representing a decrease of approximately \$4.3 million from the prior year. He explained that the reduction is primarily attributable to the expiration of the American Rescue Plan Act (ARPA) grant funding, which had supplemented Township revenues in prior budget cycles. To achieve a balanced budget, the Township drew upon \$1.1 million in surplus funds. Mr. Lombarski outlined the tax impact of the 2026 budget on Township residents. For the average assessed property, valued at \$209,100, the municipal tax increase amounts to \$124.00 for the full year, or approximately \$10.33 per month. He stated that this adjustment is necessary in order to stabilize the municipal tax rate and replenish the Township's surplus reserves over time. He then reported that the Township's tax collection rate for the year stands at 99.77%, which he noted is an exceptional benchmark

- Raffle Application No. 2026-12 for Mariners Lodge #150 F. & Am. Craftsman Club; Off-Premise 50/50 Reverse Raffle on July 26, 2026
- Raffle Application No. 2026-13 for St. Francis of Assisi Church; On-Premise 50/50 Raffle at 99 Golf View Road on May 18, 2026
- Raffle Application No. 2026-14 for St. Francis of Assisi Church; On-Premise Gift Raffle at 99 Golf View Road on May 18, 2026

Motion to Approve: Scibetta

Second: Maxwell

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

14. TOWNSHIP ENGINEER COMMENTS

Township Engineer Jason Worth reported that Mystic Island Drainage Phase 3 is currently underway in coordination with Earle Asphalt. He outlined the scope of work for the project as follows: East and West Raritan will receive surface paving. East and West Susquehanna will undergo a more extensive rehabilitation process, including milling, regrading, raising, and elevation work, followed by base paving. East and West Shrewsbury, as well as East and West Potomac, will receive surface paving. Mr. Worth indicated that the initial phase of this work is expected to take approximately eight days to complete. Approximately one month following that work, crews will return to perform final paving on East Raritan, West Raritan, East Susquehanna, and West Susquehanna. He then reported that Mystic Island Drainage Phase 4 is being funded through the American Rescue Grant referenced earlier in the meeting by Mr. Lombarski. Mathis Construction is scheduled to commence utility work next week in the vicinity of West Playhouse Road, Staysail Drive, and South Captains. Work will begin at North Binnacle and proceed outward from that point. He emphasized that this project carries a mandatory completion deadline of June 30th and that residents should expect continuous construction activity in the area over the next three to four months. Mr. Worth reported that the Bond Ordinance introduced earlier in the meeting for improvements to Atlantis Boulevard is partially funded through the New Jersey Department of Transportation. He indicated that work on this project is expected to begin in the near future. Additionally, he noted that the Township is scheduled to meet with the County Engineer in April to further advance coordination on related roadway matters. He then reported that pedestrian safety improvements along Radio Road, from Oak Lane to Country Club Boulevard, are fully funded through the Department of Transportation. He stated that once the Department grants plan approval, the Township will be in a position to proceed. Mr. Worth advised that the Township will be exploring potential improvements to the entrance of Sunrise Bay and that this matter will be reviewed as part of upcoming planning efforts.

15. 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: Maxwell

Second: Scibetta

All in Favor

Mr. Masino of Windstar Drive asked how many residential developments are going to be built in the Township. He then asked how many square miles the Township is. He stated that all the roadways are two lanes and the development will make the traffic worse.

Mr. Findlow of Windstar Drive asked about the work on Sunrise Bay Blvd and asked about making it not a thorough way for people to cut through. Mr. Worth stated it is something that they are looking into.

Mr. Mooney Winstar Drive asked why the roadways have not been looked at in the Master Plan. Mr. Oris said the Master Plan reexamination will take place at the next Planning Board meeting and encouraged residents to come then and make recommendations. Mr. Mooney asked why it was not looked at before the developments came in. Mr. Oris said that is not true and everything is looked at when determining the Master Plan. Mr. Oris stated the township and the County have done a great job in preserving property. Mr. Mooney asked if the place for Lennar could be made into Open Space. Mr. Oris stated that just because you inquire about buying property does not mean it will go through.

Ms. Quick of Kadlubeck Way asked if the Township could consider looking into drainage at the corner of Kadlubeck and National Union Blvd. Mr. Worth stated he will look into surveying that area for improvements. She then asked if it would be possible to display meeting changes on the new sign. Mayor Laney stated that the Township had to go through training to use the sign.

Ms. Mower of Center Street asked when the Master Plan reexamination will be. She then asked if the advertisement could be more prominent on the Planning Board Website. She then asked the process of the Planning Board reexamination. Mr. Oris stated at the public hearing the residents will be able to comment and then the board can decide if they wish to move forward. Mr. Oris stated it is a Planning Board process not a Township Committee process. Ms. Mower asked if Mr. Oris could educate the Public on what the Master Plan is. Mr. Oris stated it will be on the Website for the residents to review. Ms. Mower asked if impact is looked at when reexamining the Master Plan and if it could be reexamined. Ms. Appleby stated that when litigation took place with Fair-Share Housing the plan was adopted by the planning board to meet obligations, she stated no one is happy with the decision and under the gun when it comes to affordable housing. Ms. Appleby stated we have to have the initial foundation set and it can be reassessed. She stated it has put a lot of pressure on most municipalities. Ms. Appleby stated they are trying to preserve as much land as possible and it can be changed. She stated Lennar is still in litigation.

Ms. Bond of Cohanzick Court stated when she lived in Eagleswood and they had to determine Affordable Housing the Mayor sent a letter to residents and asked what the residents want. She stated she did not know about it till after the meetings. Mr. Oris stated that the town has Zoning for the property and what would be permitted use on the property. He stated maybe the town just took a poll of the residents. Mr. Oris stated before they can submit to the Planning or Zoning Board they have to see what regulations are allowed.

Mr. Spinelli of Lexington Drive stated when going from his house to the light in Tuckerton it took him 25 minutes. He then stated this project if achieved will cause Mystic Shores lots of water. Mr. Oris asked what project he was referring to. Mr. Spinelli stated Lennar. Mr. Oris stated there is no truth to it affecting Mystic Shores.

Mr. Chrobocinski of Briarwood Drive reinforced some concerns Ms. Mower had and the affects on Cranberry Creek as far as the two developme. Mr. Oris stated the Property next to Lennar was made affordable housing in 2017 which was the third round obligation. Mr. Oris stated they do have

opportunities to revisit the Fair-Share Housing Plan and the properties it encompasses. Mr. Chrobocinski then asked Mr. Worth about the turning lane on Otis Bog. Mr. Worth stated that the Department of Transportation stated that they will not entertain it. Mr. Scibetta stated they went to the Governing Body and did a Resolution for the State and never heard back.

Mr. Mooney asked if there is an update on rerouting the traffic onto Route 9 from the Lennar Project. Ms. Appleby stated they are in litigation and can not be talked about.

Mr. Gesicki from Margate spoke about Construction Debris affecting the water ways and asked the committee to adopt a Resolution.

Ms. Mower of Center Street asked if there are Grants available for the public. Mr. Worth stated sometimes there are education for organizations. She then asked about Public Notices changes and will they be dated on publication. Ms. Appleby stated that twice a month the Township is required to still post in the Newspaper and stated there is nothing in regards to dating the publications. Ms. Mower then asked if CAFRA permits can be posted on the Website. Ms. Appleby stated CAFRA is the State. Mr. Oris stated that the applicant obtaining the CAFRA permit has to post in the Newspaper. Mr. Oris stated that she would have to contact the State in regards to their process.

Mr. Mooney of Windstar Drive asked about the Environmental Commission and regards to the Micro Plastics. Ms. Appleby stated that local regulation would not stand a challenge. He then asked if the Environmental Commission had say in the Master Plan.

Motion to Close Public Comment: Scibetta

Second: Maxwell

All in Favor

16. TOWNSHIP COMMITTEE COMMENTS

Committeewoman Carrara reflected on her first sixty days in office, describing the experience as enjoyable and rewarding. She noted that she has been focused on learning the responsibilities of her role and actively listening to the needs and concerns of Township residents. She expressed her continued commitment to thoughtful and engaged service on behalf of the community. She then announced that the Environmental Commission will be hosting its annual Community Clean-Up on Saturday, April 25th, beginning at 9:00 AM. She encouraged residents to participate and expressed her hope that this year's event would surpass the level of community involvement and volume of collection achieved in the prior year. She emphasized that every contribution makes a meaningful difference in preserving the beauty and environmental health of Little Egg Harbor. She further announced that immediately following the Community Clean-Up, a Green Fair will be held at the Township Community Center. She encouraged all residents to attend and take part in both events as an opportunity to engage with the community and support the Township's environmental initiatives.

Committeeman Scibetta opened his report by extending thanks to Steve from Margate for raising the issue of micro plastics at a prior meeting. Noting that April is National Multiple Sclerosis Awareness Month, he drew attention to a recently published article examining the link between micro plastics exposure and an elevated risk of Multiple Sclerosis. He advised that the Township's Environmental Commission has already begun reviewing this matter and will continue to monitor developments. He then expressed his appreciation for the exceptional performance of the Public Works Department during

the recent snow storm. He noted that he personally accompanied crews in the field from 10:30 PM through 4:30 AM and wished to formally acknowledge the dedication and professionalism demonstrated by Public Works personnel throughout the duration of the storm. He also recognized the West Tuckerton Fire Company for their assistance in clearing downed trees during the storm, as well as the Township Police Department for proactively notifying residents to remove their vehicles from the roadway, which contributed significantly to the safety of Public Works crews during operations. He then addressed growing community concerns regarding residential development and its associated impacts on traffic and population density. He stated clearly that the Township Committee does not support overdevelopment and does not wish to see additional housing units or increased traffic burdens placed upon Little Egg Harbor. He shared that he chose to reside in the Township specifically because of its character as a small, close-knit community. He acknowledged, however, that the Township is subject to State-imposed affordable housing mandates that the Committee is legally obligated to comply with, regardless of its own policy preferences. He emphasized that the impingement on residents' quality of life resulting from these mandates reflects a State directive, not a decision made by the local governing body. He expressed his desire for residents to have a clear understanding of this distinction — that the Committee's hands are tied in certain respects by State law — and to know that their elected officials remain opposed to the overdevelopment that these mandates. He extended his gratitude to Mr. Oris and Ms. Appleby for their continued advocacy and efforts in challenging these State-level requirements on behalf of the Township.

Committeeman Maxwell addressed community concerns regarding residential development by clarifying that it is private developers, not the Township Committee, who are initiating and advancing these projects. Committeeman Maxwell expressed that Little Egg Harbor is his hometown and conveyed the deep personal importance the Township holds for him. He fully echoed the remarks made by Committeeman Scibetta, affirming that the sentiments expressed regarding overdevelopment and the Committee's opposition to it are shared across the governing body. He further noted, however, that the Township remains legally obligated to adhere to applicable land use laws and cannot unilaterally disregard State-mandated requirements. He then announced that the Senior Advisory Meeting is scheduled for Monday, March 30th at 10:00 AM, to be held at Harbor Bay. He encouraged interested residents to attend.

Mayor Laney opened his remarks by thanking all residents in attendance for taking the time to participate in the meeting. He reiterated the position held unanimously by the Township Committee that the governing body does not want additional housing development or increased traffic burdens placed upon Little Egg Harbor. He affirmed that every member of the Committee shares a genuine commitment to the well-being and character of the Township. He extended his sincere thanks to the Public Works Department for their hard work and dedication, as well as to the Fire Department for their assistance during the recent storm. He then advised that temporary lighting has been installed in the parking lot to improve visibility and safety for residents visiting Township meetings. He concluded the meeting by wishing all residents a safe and Happy St. Patrick's Day.

17. EXECUTIVE SESSION 2026-108

A Resolution Authorizing the Convening of an Executive Session in Accordance with the Open Public Meetings Act

