

LITTLE EGG HARBOR TOWNSHIP PLANNING BOARD

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

Minutes of Meeting Held On March 5, 2026

Regular Meeting, Thursday, March 5, 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, Mayor Ken Laney, Kathy Tucker, Robert Shay, Roberta Rapisardi & Bryson Kershner

Absent: Vice-Chairman Matthew Benn, Deputy Mayor Dan Maxwell & Madalynn Flynn

APPEARING FOR THE PROFESSIONALS:

Terry Brady, Esq., of Brady & Kunz, Planning Board Attorney
Ernst Peters of Remington & Vernick, Planning Board Engineer

4. ANNOUNCEMENTS

The Chairman announced that Rutgers University is assisting Little Egg Harbor to develop a Climate Change-Related Hazard Vulnerability Assessment, or CCRHVA, which is a required part of our Master Plan. The CCRHVA analyzes local climate hazards such as flooding and heat, and helps identify potential ways to reduce impacts through land use and zoning. Prior to next month's Planning Board Meeting on April 2, there will be a workshop from Rutgers to learn about the project and provide community input at 6:00 p.m.

5. APPROVAL OF MINUTES

On a motion by Mr. Laney, seconded by Mr. Shay, the minutes of the February 5, 2026 Planning Board meeting were moved for approval. All aye.

Tucker – Yes
Kershner – Yes

Shay – Yes
Laney – Yes

Rapisardi – Yes
Garbaravage - Yes

6. 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

Mr. Brady announced that this application will not be moving forward and at such time as they submit revised documents, they will re-notice.

- B. Tortora
Application #2023-04C
54 Kansas Road
Block 326.215, Lots 30 & 31
Minor Subdivision - Extension of Prior Approval

James Raban, Esquire for the applicant. Sworn in applicant's engineer, James Brzozowski. Mr. Raban provided a history of the project. The subdivision map was not filed in a timely manner and accordingly, the applicant is seeking an extension. There have been no changes made to the plan and one of the two residences is under construction. The Chairman asked for confirmation that the new bulkhead has been installed, which it has. Mr. Peters stated that the applicant cannot start construction on the second lot until the maps are filed.

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

Mr. Brady stated that this request is for a statutory extension. No board members had any questions. On a motion by Mr. Shay, seconded by Ms. Rapisardi, application #2023-04C was approved. Roll Call:

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

7. MATTERS OF DISCUSSION

- A. ORDINANCE NO. 2026-05 vacating a portion of Driscoll Drive, Corliss Drive and Rutter Drive

Mr. Brady provided information to the board regarding the requested street vacation and that it is not inconsistent with the Master Plan. On a motion by Mr. Laney, seconded by Mr. Shay, the board by way of Resolution #2026-07 recommended said Ordinance for adoption by the governing body. Roll Call:

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

- B. ORDINANCE NO. 2026-06 amending Article XX, Mandatory Development Fees, and Article XXI, Affordable Housing of Chapter 215 entitled Land Use and Development

Mr. Brady provided information to the board regarding the requested Ordinance and that it is not inconsistent with the Master Plan. On a motion by Mr. Shay, seconded by Ms. Rapisardi, the board by way of Resolution #2026-08 recommended said Ordinance for adoption by the governing body o. Roll Call:

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

- C. ORDINANCE NO. 2026-07 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

Mr. Brady & Mr. Peters provided information to the board regarding the requested Ordinance and that it is not inconsistent with the Master Plan. On a motion by Mr. Shay, seconded by Mr. Laney, the board by way of Resolution #2026-09 recommended said Ordinance for adoption by the governing body.

Roll Call:

Tucker – Yes
Kershner – Yes

Shay – Yes
Laney – Yes

Rapisardi – Yes
Garbaravage - Yes

8. PUBLIC MEETING

A. Housing Element and Fair Share Plan

Mr. Peters provided the board and public with a background on the Housing Element and Fair Share Plan before the board. Mr. Peters stated that the plan was originally adopted in June, 2025 and this fourth round must be adopted by the governing body by March 15, 2026.

On a motion by Mr. Shay, seconded by Mr. Laney this portion of the meeting was opened to the public. All aye.

Dr. Jack Edmunds – Dr. Edmunds asked that the proposed plan be explained better so that people can understand what is going on. Mr. Peters stated that the township has an unmet need of 165 affordable units and no additional units are being added. Mr. Mooney asked where the required number of units comes from, which is the Council on Affordable Housing.

Art Mooney – Mr. Mooney asked how many of the required units is predicated on the township's vacant land. Mr. Peters stated that the township have an unmet need of 165 units and explained that by adopting Ordinance 2026-07, the township will meet it's 25% requirement under this fourth round.

Paul Finlow – Mr. Finlow asked if the proposed Ordinance makes the affordable housing zones more friendly for a builder. Mr. Peters explained that the zones have to have realistic development potential, such as access to water, sewer, etc.

Britta Forsberg (Save the Barnegat Bay) – Ms. Forsberg had questions regarding the site selection and planning, in which Mr. Peters advised was the job of the governing body, not this board. She asked if other areas were evaluated. Ms. Forsberg asked if environmental and stormwater regulations were considered. She asked about long term planning and how these areas fit within the Master Plan.

Amanda Mower – Ms. Mower asked why the Ordinnace got approved before there was public comment. Mr. Brady stated that the board only has to vote if it is or is not consistent with the Master plan. Questions should be directed to the governing body. She asked how the third round obligations were met, which Mr. Peters advised there are units on Oak Lane. Ms. Mower asked how do towns met their requirement if there is no more land and suggested using existing vacant, commercial buildings and turn them into affordable housing units.

Joe Masino – Mr. Masino brought up traffic concerns and listening to the public's comments.

Amanda Mower – Ms. Mower asked if the Housing Element and Fair Share Plan deadline be extended and why did the township wait until the last minute?

Paul Finlow – Mr. Finlow expressed his concerns with taking vacant land away for affordable housing.

Britta Forsberg – Ms. Forsberg asked about future Master Plan meetings so that the public can express their concerns.

On a motion by Mr. Shay, seconded by Mr. Laney this portion of the meeting was closed to the public. All aye

On a motion by Mr. Laney, seconded by Ms. Tucker, the board recommended adoption of the Affordable Housing and Fair Share Plan by the governing body of the Township of Little Egg Harbor.
Roll Call:

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

9. MEMORIALIZATION OF RESOLUTIONS

10. PUBLIC COMMENT

11. PAYMENT OF VOUCHERS

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

1. \$3,206.25 to Remington & Vernick Engineers;
2. \$212.50 to Brady & Kunz; and
3. \$100.00 to Robin Schilling, Recording Secretary.

Roll Call:

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

12. ADMINISTRATIVE MATTER


13. ADJOURNMENT

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

Respectfully submitted,



Robin Schilling,
Planning Board Recording Secretary



George Gabaravage, Chairman
Planning Board