

**LITTLE EGG HARBOR TOWNSHIP PLANNING BOARD**

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

**Minutes of Meeting Held On April 2, 2026**

Regular Meeting, Thursday, April 2, 2026, 7:00 p.m., Municipal Court Room, 1<sup>st</sup> 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, Vice-Chairman Matthew Benn, Mayor Ken Laney,  
Deputy Mayor Dan Maxwell, Kathy Tucker, Robert Shay, Roberta Rapisardi & Bryson  
Kershner

Absent: Madalynn Flynn

**APPEARING FOR THE PROFESSIONALS:**

James Oris, PE, PP, CME, CPWM of Remington & Vernick, Planning Board Engineer

**4. ANNOUNCEMENTS**

None

**5. MEMORIALIZATION OF RESOLUTIONS**

- A. RESOLUTION 2026-10**  
Tortora - Application #2023-04C  
54 Kansas Road  
Block 326.215, Lots 30 & 31  
Minor Subdivision - Extension of Prior Approval

On a motion by Mr. Laney, seconded by Mr. Shay, Resolution #2026-10 was moved for  
approval. Roll Call:

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

**6. APPLICATIONS FOR CONSIDERATION**

None

## **7. PUBLIC HEARING**

### A. Little Egg Harbor Township Master Plan Reexamination and Amendment

The purpose of the public hearing is to consider the adoption of a Re-examination Report and Amendment.

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

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

Mr. Oris spoke on the need and future changes to the Master Plan.

Amanda Archer – Ms. Archer asked about the All Hazardous Mitigation Plan and stormwater regulations being part of the Master Plan. Mr. Oris responded.

Britta Forsberg – Ms. Forsberg asked with so many changes, why isn't the township doing a full Master Plan or new Master Plan. She stated there are many inconsistencies in the Master Plan and it's time to incorporate all prior changes made.

Phil Spinelli – Mr. Spinelli spoke about the evacuation route signs and flooding before more trees come down. Mr. Oris asked if he was requesting these recommends be part of the Master Plan?

Robert Walther – Mr. Walther asked if there were any considerations in the Master Plan for energy and resources, water towers and solar requirements. He also asked about the board's marketing budget for letting residents know about these meetings and things going on in the township.

Amanda Archer – Ms. Archer stated that the process is confusing and there should be more public involvement, visioning sessions like in other municipalities and involvement by the Environmental Commission.

Amanda Mower – Ms. Mower stated that it appears that some residents want more input and involvement in the visioning of the Master Plan. She asked what prior re-examinations were triggered by. Mr. Oris responded. She stated that the last Master Plan was done in 1999 and things like density, environmental impacts, traffic and aging roads should be part of the Master Plan.

Cynthia Varamo – Ms. Varamo believes the Master Plan should cover things like a circulation plan, preservation of open space, environmental sensitive areas, assembly uses and warehouse uses should be narrowed down and more defined, clean energy and bike lanes / paths added. She also stated that the Natural Resource Inventory was last done in 2009 and should be updated as well.

Phil Spinelli – The beauty of the township and limiting building should be taken into consideration for the Master Plan.

Amanda Mower – Ms. Mower stated that eco-tourism should be part of the Master Plan.

Dennis O’Keefe – Mr. O’Keefe stated that planned development and smart growth should be part of the Master Plan. Mr. Oris stated that establishing goals for the township is a planning tool for the Master Plan.

Britta Forsberg – Ms. Forsberg stated that residents want a voice in this process and suggested visionary sessions in the future and stated that Save the Barnegat Bay would love to help the township.

Amanda Mower – Ms. Mower asked if there was any way to get the input of other planners.

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

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

On a motion by Mr. Shay, seconded by Mr. Laney the board hereby adopts the 2026 report of the periodic re-examination of the Little Egg Harbor Township Master Plan. Roll Call:

Tucker – Yes	Shay – No	Rapisardi – Yes	Maxwell – Yes
Laney – Yes	Benn- Yes	Garbaravage - Yes	

## **8. PUBLIC COMMENT**

There was no public remaining, accordingly the meeting was not opened to the public.

## **9. PAYMENT OF VOUCHERS**

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

1. \$5,656.25 to Remington & Vernick Engineers;
2. \$1,437.50 to Brady & Kunz; and
3. \$100.00 to Robin Schilling, Recording Secretary.

Roll Call:

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

**10. APPROVAL OF MINUTES**

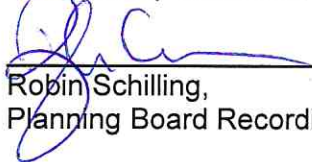
On a motion by Ms. Rapisardi, seconded by Mr. Shay, the minutes of the March 5, 2026 Planning Board meeting were moved for approval. Roll Call:

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

**11. ADJOURNMENT**

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

Respectfully submitted,

  
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Robin Schilling,  
Planning Board Recording Secretary

  
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George Garbaravage, Chairman  
Planning Board