LITTLE EGG HARBOR TOWNSHIP PLANNING BOARD
665 Radio Road
Little Egg Harbor, NJ 08087

Minutes of Meeting Held On June 4, 2026

Regular Meeting, Thursday, June 4, 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. ROLL CALL

Chairman George Garbaravage, Vice-Chairman Matthew Benn, Mayor Ken Laney, Robert Shay & Roberta Rapisardi

Absent: Deputy Mayor Dan Maxwell, Kathy Tucker, Bryson Kershner & Madalynn Flynn

APPEARING FOR THE PROFESSIONALS:
Terry Brady, Esq., of Brady & Kunz, Planning Board Attorney
James Oris, PE, PP, CME, CPWM of Remington & Vernick, Planning Board Engineer

4. ANNOUNCEMENTS

None

5. APPROVAL OF MINUTES

On a motion by Mr. Shay, seconded by Mr. Benn, the minutes of the May 7, 2026 Planning Board meeting were moved for approval. Roll Call:

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

6. ADMINISTRATIVE MATTER

N/A

7. MATTERS OF DISCUSSION

N/A

8. MEMORIALIZATION OF RESOLUTIONS

None

9. APPLICATIONS FOR CONSIDERATION

A. Application #2023-10B
Chindo Enterprises, LLC
Route 539 & Frog Pond Road
Block 194, Lot 10.01
Administrative Approval Request

Tennant Magaee, Esquire for the applicant. Sworn in, Frank Little, Jr., applicant's engineer. Applicant is proposing to reduce their previously approved Final Site Plan, including the reduction of parking, seating and size of the building. The entrances off of Route 539 and Frog Pond Road will remain the same. Outside agency approvals are in the process. Mr. Oris reviewed his letter dated 05/28/2026. The sign variance from the original approval will remain. Marked as Exhibit A1 was a color rendering of the proposed building. Any building mounted signs will comply with the Township Ordinance. A tree survey is needed. Any wall mounted or pole lighting will be shielded. Mr. Oris suggested that lights be placed on a timer, except for security lighting, which applicant agreed to. The previously required 8 foot sound proof fencing will remain. Sidewalk location and requirements were discussed. Mr. Laney feels that sidewalks should be required along Route 539 for the entire site. Applicant will seek preservation of the 2 vacant lots and does not wish to have sidewalks installed. Parkertown Volunteer Fire Department Chief, Frank Runza, was sworn in. Chief Runza stated the plan was reviewed for fire safety and applicant agreed to put in hot spots. There was discussion on the tree save area and if it should be deed restricted. Mr. Brady asked if the prior subdivision was perfected, which it was.

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

Peter Parrinello – Mr. Parrinello stated that there is a newly formed group made up of all five senior communities within the township and would like to work together with the board in the future. He also asked for clarifications on the conditions of approval.

Joseph Massino – Mr. Massino asked for hours of operation and discussed the school bus traffic issue.

Robert Walther – Mr. Walther supports the need for sidewalks along the entire site and discussed conservation and open space of the site.

Debra Versheck – Ms. Versheck was concerned with water use and contamination. She also had concerns with the CAFRA approval and outside eating area. Ms. Versheck asked if garbage pick-up would be done by the township, which it will not. She also asked if the applicant would be receiving a tax break, which they will not.

William Kuna – Mr. Kuna suggested additional ADA parking and to move all ADA parking spots to the front entrance.

Michael Polito – Mr. Polito asked for clarification on hours of operation. He also asked about waivers and Mr. Oris stated that the applicant is not asking for any additional waivers, all waivers were previously approved.

Amanda Mower – Ms. Mower asked about waivers and buffering. She also asked why the applicant is reducing their previous proposal, which was due to CAFRA mitigation on site improvements that would cost the applicant approximately $300,000. Ms. Mower asked if OC Land Trust was willing to purchase the site and if the driveway and parking areas could be more permeable. She asked if the applicant has a liquor license, which it does. Ms. Mower feels that there are a lot of questions not being answered about the application.

Patricia Carletta – Ms. Carletta had concerns with the Frog Pond Road Traffic, hours of operation and lack of answers being provided.

Rose Muholland – Ms. Muholland has concerns with a bar being so close to the schools. Applicant's attorney stated they his client is in compliance with all liquor license requirements.

John Schwaller – Mr. Schwaller asked when the traffic study was originally done and if a CAFRA permit was received. He also asked about more documents being placed on the website and order of approvals.

Art Mooney – Mr. Mooney asked if the 2024 approval is still valid, which Mr. Brady stated it was. He asked why the applicant did not build and if there was any conflicts of interest. Mr. Brady responded as to conflicts of interest.

On a motion by Ms. Rapisardi, seconded by Mr. Laney, the meeting was opened to the public. All aye.

There being no other testimony or questions, on a motion by Mr. Shay, seconded by Mr. Benn, application #2023-10B was approved. Roll Call:

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

10. PAYMENT OF VOUCHERS

On a motion by Mr. Shay, seconded by Mr. Benn, the following payments were approved: (1) $4,431.25 to Remington & Vernick Engineers; (2) $712.50 to Brady & Kunz; and (3) $100.00 to Robin Schilling, Recording Secretary.

Roll Call:

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

11. ADJOURNMENT

There being no further business, the meeting was adjourned. All aye.

Respectfully submitted,

Robin Schilling,
Planning Board Recording Secretary

George Garbaravage, Chairman
Planning Board