

Little Egg Harbor Township Committee Meeting

August 13, 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 August 13, 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

➤ Patriot Day, National Day of Service and Remembrance

Committeewoman Carrara read the Patriot Day, National Day of Service and Remembrance proclamation and the Mayor and Committee Members presented the proclamation to the American Legion and the VFW.

6. APPROVAL OF MINUTES

- April 9, 2026 Executive Session
- May 14, 2026 Executive Session
- July 9, 2026

Motion to Approve: Maxwell

Second: Carrara

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

7. ORDINANCE [SECOND READING AND ADOPTION]

Ordinance 2026-14 Bond Ordinance Providing for the Radio Road Sidewalk Project, Appropriating \$3,000,000 Therefor and Authorizing the Issuance of \$647,600 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 Open to Public: Scibetta

Second: Carrara

All in Favor

No one from the public spoke.

Motion to Close to Public: Scibetta

Second: Carrara

All in Favor

Motion to Adopt: Scibetta

Second: Maxwell

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

Ordinance 2026-15 An Ordinance of the Township of Little Egg Harbor, County of Ocean, State of New Jersey, Amending Chapter 215-4.24.4 Entitled AHZ Affordable Housing Zone

Motion to Open to Public: Maxwell

Second: Carrara

All in Favor

Ms. Mower of Tuckerton Borough asked what the Ordinance is.

Township Attorney Melanie Appleby stated it was a change in language.

Motion to Close to Public: Maxwell

Second: Carrara

All in Favor

Motion to Adopt: Scibetta

Second: Maxwell

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

8. ORDINANCE [FIRST READING AND INTRODUCTION]

Ordinance 2026-16 An Ordinance of the Township of Little Egg Harbor, County of Ocean, State of New Jersey, Amending Chapter 215, "Land Use and Development", Article IX, "Application Standards", §215-9 of the Township Code of the Township of Little Egg Harbor

Motion to Introduce: Maxwell

Second: Carrara

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

Ordinance 2026-17 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: Scibetta

Second: Carrara

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

- 2026-196 Supporting State Assembly Resolution AR-149 in Support of Law Enforcement
- 2026-197 Supporting the Designation by Ocean County Farmland Preservation Program of Preserved Farmland for Forest Edge Farm, Block 261, Lot 5 *[A resolution supporting the designation of Forest Edge Farm as preserved farmland under the Ocean County Farmland Preservation Program]*
- 2026-198 Urging a Comprehensive Independent Investigation and Performance Audit of New Jersey's Electric Bills *[A resolution urging the Governor, NJ Legislature, NJ Board of Public Utilities, NJ Division of Rate Counsel, and the State Auditor to undertake an investigation and performance audit of New Jersey's electric utilities to ensure residents and taxpayers receive reliable electric service, transparent regulation, meaningful oversight and accountability]*
- 2026-199 Authorizing Participation in the Bergen County Cooperative Contract System for Bi-Weekly Payroll and Time Solution Computer System Through SHI International Corporation
- 2026-200 Authorizing an Employment Contract for the Chief of Police *[Authorizing an employment agreement with the Chief Jeffrey Martin for a term beginning February 1, 2026 through January 31, 2029]*
- 2026-201 Authorizing the Interim Township Administrator to Advertise and Hire Two (2) Full-Time Public Safety Telecommunicators for the Little Egg Harbor Police Department
- 2026-202 Authorizing the Interim Township Administrator to Advertise and Hire a Supervising Diesel Mechanic for the Department of Public Works
- 2026-203 Authorizing an Unpaid Leave of Absence to Joel Martin *[A resolution authorizing an unpaid leave of absence to Joel Martin from September 1, 2026 through November 30, 2026]*
- 2026-204 Accepting the Resignation of and Authorizing the Compensation of Accumulated Time to Brittany Rabinowitz *[Brittany Rabinowitz resigned as of July 20, 2026 with a total payout of \$940.84 for unused time]*
- 2026-205 Approving an Update to the Township of Little Egg Harbor's Employee Handbook and Policies and Procedures
- 2026-206 Authorizing the Execution of Grant Award Agreement with Ocean Wind Pro-NJ Grantor Trust and Accepting \$325,000 Coastal Resiliency Grant *[Authorizing the execution of a grant award agreement with Ocean Wind Pro-NJ in the amount of \$325,000 for roadway improvements to S. Portland Drive and S. Los Angeles Drive]*
- 2026-207 Authorizing an Amendment to the 2026 Budget to Allow for the Insertion of a Special Item of Revenue and Appropriation Pursuant to N.J.S.A. 40A:4-87 *[A resolution authorizing an amendment to the 2026 budget providing a special item of revenue and appropriation for the Ocean Wind Pro-NJ Grant in the amount of \$325,000]*

- 2026-208 Authorizing the Purchase of One (1) 2026 Freightliner M2 Chassis with Elgin 4M Broom Bear Street Sweeper with Granturk Equipment Co., Inc. Under National Cooperative Purchasing Agreement with Sourcewell Contract 093021-ELG
- 2026-209 Authorizing the Purchase of One (1) 2027 Peterbilt 520 RH Chassis with Labrie Automizer Trash Truck with Granturk Equipment Co., Inc. Under National Cooperative Purchasing Agreement with Sourcewell Contract 110223-LEG
- 2026-210 Authorizing the Private Sale and Assignment of Municipal Tax Sale Certificate No. 22-00282 to Darlene and Francis Pisachia Pursuant to N.J.S.A. 54:5-112 et seq.
- 2026-211 Authorizing the Sale of Surplus Real Property by Open Public Auction in Accordance with N.J.S.A. 40A:12-13 and N.J.A.C. 5:34-5.9 [*Authorizing the sale of surplus personal property through Sourcewell National Cooperative, GovDeals, Inc, public auction*]
- 2026-212 Authorizing the Tax Collector to Cancel Taxes and Provide a Refund Pursuant to N.J.S.A 54:4-3.30 on Property Qualifying for Veterans Property Tax Exemption (Russell Lindsay, III., Block 325.89, Lot 29)
- 2026-213 Authorizing the Tax Collector to Cancel Taxes and Provide a Refund Pursuant to N.J.S.A 54:4-3.30 on Property Qualifying for Veterans Property Tax Exemption (Joshua E. Ailleira, Block 190.05, Lot 20)
- 2026-214 Authorizing the Tax Collector to Cancel Taxes and Provide a Refund Pursuant to N.J.S.A 54:4-3.30 on Property Qualifying for Veterans Property Tax Exemption (Janet L. Sellen, Block 124.02, Lot 22)
- 2026-215 Authorizing the Tax Collector to Cancel Taxes and Provide a Refund Pursuant to N.J.S.A 54:4-3.30 on Property Qualifying for Veterans Property Tax Exemption (Wayne Soued, Block 285, Lot 241)
- 2026-216 Authorizing the Tax Collector to Cancel Taxes and Provide a Refund Pursuant to N.J.S.A 54:4-3.30 on Property Qualifying for Veterans Property Tax Exemption (Howard Ciser, Block 124, Lot 9.82)
- 2026-217 Authorizing the Tax Collector to Cancel Taxes and Provide a Refund Pursuant to N.J.S.A 54:4-3.30 on Property Qualifying for Veterans Property Tax Exemption (Douglas Jerkowicz, Block 264, Lot 19.01)
- 2026-218 Authorizing the Tax Collector to Cancel Taxes and Provide a Refund Pursuant to N.J.S.A 54:4-3.30 on Property Qualifying for Veterans Property Tax Exemption (Howard E. Wilson, Block 326.100, Lot 84)
- 2026-219 Authorizing the Tax Collector to Cancel Taxes and Provide a Refund Pursuant to N.J.S.A 54:4-3.30 on Property Qualifying for Veterans Property Tax Exemption (Anthony D'Adamo, Block 325.89, Lot 23)

- 2026-220 Authorizing the Tax Collector to Cancel Taxes and Provide a Refund Pursuant to N.J.S.A 54:4-3.30 on Property Qualifying for Veterans Property Tax Exemption (Brooks Gaspich, Block 326.102, Lot 7)
- 2026-221 Authorizing the Tax Collector to Cancel Taxes and Provide a Refund Pursuant to N.J.S.A 54:4-3.30 on Property Qualifying for Veterans Property Tax Exemption (Gary Decker, Block 282, Lot 6.72)
- 2026-222 Authorizing the Tax Collector to Cancel Taxes and Provide a Refund Pursuant to N.J.S.A 54:4-3.30 on Property Qualifying for Veterans Property Tax Exemption (Willie Vigil, Jr., Block 325, Lot 22.04)
- 2026-223 Authorizing the Tax Collector to Cancel Taxes and Provide a Refund Pursuant to N.J.S.A 54:4-3.30 on Property Qualifying for Veterans Property Tax Exemption (Christopher R. Bohn, Block 84, Lot 8)
- 2026-224 Authorizing the Tax Collector to Cancel Taxes and Provide a Refund Pursuant to N.J.S.A 54:4-3.30 on Property Qualifying for Veterans Property Tax Exemption (Christian Cox, Block 325.52, Lot 5)
- 2026-225 Authorizing the Tax Collector to Cancel Taxes and Provide a Refund Pursuant to N.J.S.A 54:4-3.30 on Property Qualifying for Veterans Property Tax Exemption (Steven Fidalgo, Block 124.05, Lot 10)
- 2026-226 Authorizing the Tax Collector to Cancel Taxes and Provide a Refund Pursuant to N.J.S.A 54:4-3.30 on Property Qualifying for Veterans Property Tax Exemption (Thomas DeVingo, Block 325.96, Lot 36)
- 2026-227 Authorizing the Tax Collector to Cancel Taxes and Provide a Refund Pursuant to N.J.S.A 54:4-3.30 on Property Qualifying for Veterans Property Tax Exemption (Brett M. Behrens, Block 285.11, Lot 2.46)
- 2026-228 Authorizing the Tax Collector to Cancel Taxes and Provide a Refund Pursuant to N.J.S.A 54:4-3.30 on Property Qualifying for Veterans Property Tax Exemption (Thomas F. Applegate, Block 264, Lot 17.03)
- 2026-229 Authorizing the Tax Collector to Cancel Taxes and Provide a Refund Pursuant to N.J.S.A 54:4-3.30 on Property Qualifying for Veterans Property Tax Exemption (Anthony Luzzi, Block 326.19, Lot 18)
- 2026-230 Authorizing the Tax Collector to Cancel Taxes and Provide a Refund Pursuant to N.J.S.A 54:4-3.30 on Property Qualifying for Veterans Property Tax Exemption (George Rook, Block 83, Lot 12.01)

- 2026-231 Authorizing the Tax Collector to Cancel Taxes and Provide a Refund Pursuant to N.J.S.A 54:4-3.30 on Property Qualifying for Veterans Property Tax Exemption (Andrew Slobiski, Block 282, Lot 6.22)
- 2026-232 Authorizing the Tax Collector to Cancel Taxes and Provide a Refund Pursuant to N.J.S.A 54:4-3.30 on Property Qualifying for Veterans Property Tax Exemption (Jonathan R. Chando, Block 326.08, Lot 3)
- 2026-233 Authorizing the Tax Collector to Cancel Taxes and Provide a Refund Pursuant to N.J.S.A 54:4-3.30 on Property Qualifying for Veterans Property Tax Exemption (Todd C. Kirby, Block 326.07, Lot 16)
- 2026-234 Authorizing the Tax Collector to Cancel Taxes and Provide a Refund Pursuant to N.J.S.A 54:4-3.30 on Property Qualifying for Veterans Property Tax Exemption (William J. Reed, II., Block 326.100, Lot 110)
- 2026-235 Authorizing the Tax Collector to Cancel Taxes and Provide a Refund Pursuant to N.J.S.A 54:4-3.30 on Property Qualifying for Veterans Property Tax Exemption (Michael Plantamura, Block 326.103, Lot 11)
- 2026-236 Authorizing the Tax Collector to Cancel Taxes and Provide a Refund Pursuant to N.J.S.A 54:4-3.30 on Property Qualifying for Veterans Property Tax Exemption (Joseph Yodice, Block 325.94, Lot 46)
- 2026-237 Authorizing the Tax Collector to Cancel Taxes and Provide a Refund Pursuant to N.J.S.A 54:4-3.30 on Property Qualifying for Veterans Property Tax Exemption (Jack R. Doyle, Block 326, Lot 101)
- 2026-238 Authorizing the Tax Collector to Cancel Taxes Pursuant to N.J.S.A 54:4-3.30 on Property Qualifying for Veterans Property Tax Exemption (Franky B. Smith, Block 294.03, Lot 10)
- 2026-239 Authorizing Tax Refunds
- 2026-240 Certifying Tax Liens for Costs Incurred in Accordance with the Property Maintenance Code

CONSENT AGENDA PUBLIC COMMENT

Motion to Open to Public: Maxwell

Second: Carrara

All in Favor

Ms. Mower of Tuckerton Borough asked about Ordinance 2026-16.

Mayor Laney explained that it was just introduced and questions can be asked regarding it in the Public comment portion of the meeting.

Ms. Grasso of Ocean Blvd asked about affordable housing.

Mayor Laney explained that this comment portion is for consent agenda only.

Mr. Reed of Boom Way thanked the Township Committee for the Veteran Tax Exemption.

The Township Committee collectively thanked Mr. Reed for his Service.

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

Motion to Approve: Scibetta Second: Carrara

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

10. BILL RESOLUTION 2026-241

A Resolution Authorizing the Payment of Bills in the Amount of \$13,278,772.23

Motion to Approve: Scibetta Second: Maxwell

Roll Call: Ayes: Mrs. Carrara; Mr. Maxwell; Mr. Scibetta;
Mayor Laney: Abstained from 26-01391, 26-01390, 26-01233 and yes to the balance.

11. MISCELLANEOUS APPROVALS

- Raffle Application No. 2026-28 for K. OF C St. Theresa Council #14615; On-Premise 50/50 Raffle at 450 Radio Road on September 5, 2026
- Raffle Application No. 2026-29 for Ocean County Foundation for Vocational and Technical Education; On-Premise 50/50 Raffle at 261 Country Club Blvd on October 8, 2026
- Raffle Application No. 2026-30 for Southern Regional Baseball Parent Association; On-Premise 50/50 Raffle at 261 Country Club Blvd on October 19, 2026
- Raffle Application No. 2026-31 for Southern Regional Baseball Parent Association; On-Premise Gift Auction at 261 Country Club Blvd on October 19, 2026
- Raffle Application No. 2026-32 for Funny Farm Rescue, Inc.; On-Premise Gift Basket Raffle at 455 Route 9 South on October 2, 2026
- Raffle Application No. 2026-33 for Pinelands July 4th Celebration, Inc.; On-Premise Gift Auction at 204 Shenandoah Drive on September 24, 2026
- Raffle Application No. 2026-34 for Pinelands July 4th Celebration, Inc.; On-Premise 50/50 Raffle at 204 Shenandoah Drive on September 24, 2026

Motion to Approve: Carrara Second: Scibetta

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

12. TOWNSHIP ENGINEER COMMENTS

Township Engineer Jason Worth reported the Township had a public information center for the Safe Routes to School Fiscal year 2022, which includes sidewalks, signage and stripes for the High school or Middle school from Giffordtown Road, Stage Road, and Route 9. He stated it went well and residents in the area were able to voice their concerns for the proposal that will be done shortly. With the project beginning in Fall of 2027. He then stated they had a kickoff meeting with STV for design plans for Safe Routes to School Fiscal Year 2024. He stated this project would take place on Frog Pond Road, Parkertown Drive, and Railroad Ave. He then reported that the township received another \$325,000 Grant for storm and drainage improvements to South Portland, South Los Angeles and West Cala Breeze. He then stated the County is currently paving roads throughout the town, currently they are paving Radio Road in Osbourn Island. He stated they would then be paving Center Street from Mathistown Road to Lake Crystalbrook. He then reported that the Township submitted plans for the drainage and roadwork to the Department of Transportation on Friday and received comments. He stated they expect to receive authorization to go out to bid for that project soon.

13. 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: Scibetta

Second: Maxwell

All in Favor

Mr. Edmunds of Spruce read a letter with concerns for the Lennar Project.

Ms. Mower of Tuckerton Borough asked about the Ordinance 2026-16

Ms. Appleby stated the Planning Board asked if digital copies could be provided in electronic form.

Ms. Mower then asked if the address could be included in resolution 2026-197 instead of just the Block and Lot.

Mr. Parrinello of Masters Court asked the Township Engineer about street repairs at the entrance of Sea Oaks.

Mr. Worth stated it goes along with the Atlantis Blvd project and should be in late fall.

Mr. Vershek of Country Club Blvd brought up concerns on Radio Road and the lack of shoulders on the road.

Mr. Worth stated it is a County Road, he stated the Township did secure a Grant from the Department of Transportation for the Local Transportation improvement fund that is currently under review.

Mr. Vershek then brought up concerns with the school being addressed. He then brought up the Planning Board meeting. He then brought up his concerns for the Lennar Project.

Ms. Muzyka of Iris Court asked about the status of the Lennar Project.

Ms. Appleby stated it is still in litigation.

Ms. Muzyka asked the process of approvals.

Mayor Laney stated it has to go through the Zoning Board or Planning Board.

Deputy Mayor Maxwell stated this board does not get a say in who gets to develop within the Township nor is it the responsibility of the Township Committee. He stated Lennar did not seek permission from the Township Committee and that is not how Land Use Law works. He stated the discourse stating the Township Committee is allowing this project to occur is false.

Ms. Muzyka then asked who does allow it.

Mr. Worth stated if someone owns a property and they want to develop it. He stated if the use they are looking to do is permitted in that zone then they go directly to the Planning Board. Not the Township Committee. If it were not a permitted use they would go to the Zoning Board of Adjustment, then they would decide if what the applicant is looking to build is adequate to the area.

Ms. Muzyka asked where she could find the zoning information.

Ms. Appleby stated it is on the website.

Ms. Napolitano the Community and Parent involvement specialist at the Robert C. Wood Early Childhood Center brought up enrollment for the school as well as their "Adopt a Grandparent Initiative." To bring together preschool children and adults in the community share time stories and special activities with the children.

Mr. Murphy of Manchester from Climate Revolution Action Network, to get the Mullica River a National wild and scenic rivers destination. Asking towns to pass a resolution to support the Mullica River.

Mr. Vershek of Country Club stated her understood where Deputy Mayor Maxwell, He also thanked local businesses for their support.

Ms. Mower of Tuckerton stated there is a fire hydrant on Floyd Lane that is leaking. She then stated her concerns about over development and traffic. She then stated concerns for speeding Center Street and Great Bay Blvd.

Ms. Varamo of Newport Way asked if the Interim Business Administrator received the email from the Harbour Bay Resident Association. She then asked if the Township has reached out to the School districts in regards to traffic starting with the new staggered start times.

Ms. Muzyka then asked about Zoning and who decides the Zoning of the Township.

Ms. Appleby stated it starts with the Master Plan, which is required by state statute to be updated every 10 years. It is with the intent of where certain zones could fit in. You cannot say something cannot come in because then legal proceedings will take place. The Planning Board Adopts the Master Plan and they recommend certain Zoning Ordinances be adopted.

Ms. Muzyka asked if commercial and Residential is there, a way to rezone for endangered species and can block over development.

Ms. Appleby stated there is many layers to Zoning besides local control. She stated the Township is in the middle of a Master Plan Reexamination.

Mayor Laney stated the Township Committee is considering everyone's comments.

Township Resident stated asked about 2026-198.

Mayor Laney stated the Township is supporting the Audit.

Township Resident then commented on the Lennar Project and Affordable Housing.

Mr. Reed of Boom Way stated that if citizens have a problem with the claims of over development they could petition Ocean County to put it in a Land Trust.

Motion to Close to Public: Carrara

Second: Maxwell

All in Favor

14. TOWNSHIP COMMITTEE COMMENTS

Committeewoman Carrara complimented the Chief of Police and his officers on National Night out. She stated the effort they put into that was great and thanked them.

Committeeman Scibetta stated he would like the Committee to vote on a Resolution to protect the Mullica River mentioned by Mr. Murphy.

Resolution 2026-243 Supporting the Designation of the Mullica River and its Tributaries as Components of the National Wild and Scenic River System.

Motion: Carrara

Second: Maxwell

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

He addressed recent comments regarding the integrity of the Committee. He then stated the Committee could not speak on the Lennar project because they are in litigation. He then commented on the fish kill and stated this is a State of New Jersey Department of Environmental Protection issue, they

control the waterways. Mr. Scibetta then praised the Wildcat shack. He then stated the importance of remembering 9/11.

Deputy Mayor Maxwell thanked Committeeman Scibetta for his comments. He then stated that he was born and raised in the town, he stated he loves everything this town has to offer and would like to keep it how is is. He stated you have to understand how the system works. He stated the next Senior Advisory meeting takes place Monday, September 28th at Mystic Shores. He then thanked the Police and Fire Department for National Night out.

Mayor Laney thanked everyone for their comments. He then thanked everyone for National Night out. He then thanked the Recreation Director, her intern and the volunteers for the Teen Community Clean up. He stated there would be another one the end of October. He then stated August 21st 1 p.m. to 3 p.m. is National Senior Citizen Day and the Committee will be grill for the seniors. He then mentioned August 29th at 7 p.m. would be an end of the summer movie night at the Community Center, featuring the movie Leo. August 31st 11 a.m., blood drive by the Citizens on Patrol. He then stated September 12 would be a Community Outreach program with Coffee with a Cop. He then wished everyone a great summer.

15. EXECUTIVE SESSION 2026-242

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

Township Attorney Melanie Appleby stated the Committee needs to go into Executive Session to discuss contractual matters, personnel and attorney/client privilege, formal action may be taken.

Motion to Approve: Maxwell

Second: Scibetta

All in Favor

Authorizing Developer's Agreement as to Venue at Summers Corner Development (Docket OCN-L-3269-25) to Protect Route 9 Access Condition of Approval.

Motion to Approve: Maxwell

Second: Carrara

Motion to Close Executive Session and Reconvene Regular Township Meeting: Maxwell

Second: Scibetta

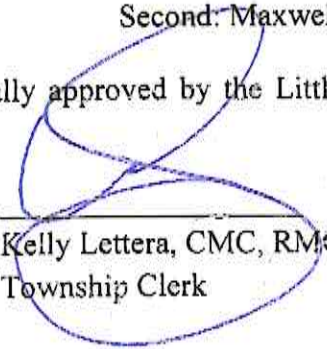
All in Favor

16. Motion to Adjourn: Scibetta

Second: Maxwell

All in Favor

I hereby certify the foregoing Minutes were formally approved by the Little Egg Harbor Township Committee.



Kelly Lettera, CMC, RMC
Township Clerk

