

LITTLE EGG HARBOR TOWNSHIP PLANNING BOARD

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

Minutes of Meeting Held On May 4, 2017

Regular Meeting, Thursday, May 4, 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 Kenneth W. Laney Jr., Vice-Chairman George Garbaravage, Mayor Ray Gormley, Deputy Mayor Barbara Jo Crea, George Sauer, Ed Andrew – Alternate #1 and Matthew Benn – Alternate #2.

Absent: Ann McDonald & James Boyle, Jr.

APPEARING FOR THE PROFESSIONALS:

Terry Brady, Esq., of Brady & Kunz, Planning Board Attorney
Jason Worth, PE, PP, CME of T & M Associates, Planning Board Engineer

4. ANNOUNCEMENTS

None

5. APPROVAL OF MINUTES

On a motion by Mr. Andrew, seconded by Mr. Garbaravage, the minutes of the April 6, 2017 Planning Board meeting were moved for approval. Roll Call:

Andrew – Yes	Benn – Yes	Sauer – Yes	Crea - Abstain
Gormley – Yes	Garbaravage – Yes	Laney - Yes	

6. ADMINISTRATIVE MATTER

None

7. MATTERS OF DISCUSSION

Mr. Brady provided an explanation of the following Ordinances and Mr. Worth also provided some background information:

- A. Ordinance #2017-05
Amending and supplementing Chapter 15 of the Township Code entitled Land Use and Development, deleting Section 15-21 entitled Affordable Housing in its entirety and replace with a new Section 15-21 which shall be entitled "Affordable Housing Requirements."

- B. Ordinance #2017-06
Amending and supplementing Chapter 15 of the Township Code entitled Land Use and Development, so as to add new Section 15-21.1 which shall be entitled "Mandatory Affordable Housing Set-Aside."
- C. Ordinance #2017-07
Amending and supplementing Chapter 15 of the Township Code entitled Land Use and Development. The Zoning Map of the Township of Little Egg Harbor is hereby amended to establish boundaries to the Affordable Housing Zone ("AHZ")

8. MEMORIALIZATION OF RESOLUTIONS

A. RESOLUTION 2017-11

Richard & Tammy Reynolds
Application #2017-01
Minor Subdivision, Block 126, Lot 8.01

On a motion by Mr. Andrew, seconded by Mr. Garbaravage, Resolution 2017-11 was moved for approval. Roll Call:

Andrew – Yes	Benn – Yes	Sauer – Abstain	Crea - Abstain
Gormley – Yes	Garbaravage – Yes	Laney - Yes	

B. Resolution 2017-12

Adopting Ordinance #2017-05, amending and supplementing Chapter 15 of the Township Code entitled Land Use and Development, deleting Section 15-21 entitled Affordable Housing in its entirety and replace with a new Section 15-21 which shall be entitled "Affordable Housing Requirements."

On a motion by Ms. Crea, seconded by Mr. Andrew, Resolution 2017-12 was moved for approval. Roll Call:

Andrew – Yes	Benn – Yes	Sauer – Yes	Crea - Yes
Gormley – Yes	Garbaravage – Yes	Laney - Yes	

C. Resolution 2017-13

Adopting Ordinance #2017-06, amending and supplementing Chapter 15 of the Township Code entitled Land Use and Development, so as to add new Section 15-21.1 which shall be entitled "Mandatory Affordable Housing Set-Aside."

On a motion by Mr. Gormley, seconded by Ms. Crea, Resolution 2017-13 was moved for approval. Roll Call:

Andrew – Yes	Benn – Yes	Sauer – Yes	Crea - Yes
Gormley – Yes	Garbaravage – Yes	Laney - Yes	

D. Resolution 2017-14

Adopting Ordinance #2017-07, amending and supplementing Chapter 15 of the Township Code entitled Land Use and Development. The Zoning Map of the Township of Little Egg Harbor is hereby amended to establish boundaries to the Affordable Housing Zone (“AHZ”)

On a motion by Ms. Crea, seconded by Mr. Andrew, Resolution 2017-14 was moved for approval. Roll Call:

Andrew – Yes	Benn – Yes	Sauer – Yes	Crea - Yes
Gormley – Yes	Garbaravage – Yes	Laney - Yes	

9. APPLICATIONS FOR CONSIDERATION

- A.** Application #2017-02
Cranberry Creek Fahmie, LLC
Extension of Final Site Plan Approval
Block 282, Lot 6.02
The site is located on the northbound side of Route 9, north of Mathistown Road.

Lou Felicetta, Esquire for the applicant. Applicant received preliminary and final approval in 2008. The Permit Extension Act has kept the approval current. Applicant is seeking a one-year extension from July 1, 2017 thru June 30, 2018. Sworn in Linda Fahmie. Ms. Fahmie stated that she has had some interest in the property and wants to keep the approvals current in hopes to develop the site.

On a motion by Mr. Sauer, seconded by Ms. Crea the application was opened to the public. All aye.

Peter Ferwerda (sworn in) – Mr. Ferwerda expressed his concern with the effects of the Flood Hazard Control Ordinance on this site.

Ken Miller (sworn in) – Mr. Miller is a resident of Cranberry Creek and supports the applicants request and hopes to see development soon.

On a motion by Ms. Crea, seconded by Mr. Sauer the application was closed to the public. All aye.

On a motion by Mr. Gornley, seconded by Mr. Sauer, application #2017-02 was approved. Roll Call:

Andrew – Yes	Benn – Yes	Sauer – Yes	Crea - Yes
Gormley – Yes	Garbaravage – Yes	Laney - Yes	

B. Application #2003-14F
710 Route 9 South, LLC
Extension of Preliminary Site Plan Approval
Block 282, Lot 8.03
The site is located at the southeast corner of Route 9 and Carmine Drive.

Lou Felicetta, Esquire for the applicant. Applicant received final approval in 2009 for a storage unit facility. The Permit Extension Act has kept the approval current. Applicant is seeking a one-year extension from July 1, 2017 thru June 30, 2018. Sworn in Linda Fahmie. Ms. Fahmie stated that she has had some interest in the property and wants to keep the approvals current in hopes to develop the site.

On a motion by Mr. Gornley, seconded by Mr. Sauer the application was opened to the public. All aye.

Peter Ferwerda (sworn in) – Mr. Ferwerda expressed his concern with the effects of the Flood Hazard Control Ordinance on this site.

On a motion by Mr. Sauer, seconded by Mr. Andrew the application was closed to the public. All aye.

On a motion by Mr. Gornley, seconded by Mr. Garbaravage, application #2017-02 was approved. Roll Call:

Andrew – Yes	Benn – Yes	Sauer – Yes	Crea - Yes
Gormley – Yes	Garbaravage – Yes	Laney - Yes	

10. PUBLIC COMMENT

On a motion by Mr. Gornley, seconded by Mr. Garbaravage the meeting was opened to the public. All aye. There being no public wishing to comment, on a motion by Mr. Gornley, seconded by Mr. Sauer the meeting was closed to the public. All aye.

11. PAYMENT OF VOUCHERS

On a motion by Mr. Gornley, seconded by Mr. Sauer, the following payments were approved:

1. \$1,074.00 to T&M Associates;
2. \$212.50 to Taylor Design Group;
3. \$572.00 to Brady & Kunz; and

4. \$100.00 to Robin Schilling, Recording Secretary.

Roll Call:

Andrew – Yes
Gormley – Yes

Benn – Yes
Garbaravage – Yes

Sauer – Yes
Laney - Yes

Crea - Yes


12. ADJOURNMENT

There being no further business, on a motion by Ms. Crea, seconded by Mr. Andrew, the meeting was adjourned at 7:27 p.m. All aye.

Respectfully submitted,



Robin Schilling,
Planning Board Recording Secretary



Kenneth W. Laney, Jr., Chairman
Planning Board