

LITTLE EGG HARBOR TOWNSHIP PLANNING BOARD

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

Minutes of Meeting Held On April 7, 2016

Regular Meeting, Thursday, April 7, 2016, 7:15 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 Eugene Kobryn, Deputy Mayor Dave Schlick, James Boyle, Jr., George Sauer and Ed Andrew – Alternate #1

Absent: Ann McDonald and Tim Venutolo – Alternate #2

APPEARING FOR THE PROFESSIONALS:

Terry Brady, Esq., of Brady & Kunz, Planning Board Attorney
Robert Mullin, PE, PP, CME of T & M Associates, Planning Board Engineer
Amy Cieslewicz of Taylor Design Group, Planning Board Landscape Architect

4. ANNOUNCEMENTS

None

5. APPROVAL OF MINUTES

On a motion by Mr. Boyle, seconded by Mr. Garbaravage, the minutes of the March 3, 2016 Planning Board meeting were moved for approval. Roll Call:

Boyle – Yes	Sauer – Abstain	Andrew – Yes	
Schlick – Yes	Kobryn – Yes	Garbaravage – Yes	Laney - Yes

6. ADMINISTRATIVE MATTER

None

7. MATTERS OF DISCUSSION

None

8. MEMORIALIZATION OF RESOLUTIONS

- A. Resolution #2016-12
Mining Permit Renewal (2016 – 2018)
Phoenix Pinelands Corporation
Block 3, Lot 9.01

On a motion by Mr. Kobryn, seconded by Mr. Boyle, Resolution #2016-12 was moved for approval. Roll Call:

Boyle – Yes	Sauer – Abstain	Andrew – Yes	
Schlick – Yes	Kobryn – Yes	Garbaravage – Yes	Laney - Yes

9. APPLICATIONS FOR CONSIDERATION

- A. Application #2008-01A
Little Egg – Mathistown, LLC
Extension of Final Site Plan Approval
Block 325.401, Lot 7.03
Location: The property is located on Mathistown Road, approximately 400 feet northwest of Center Street, within the General Business Zone.

Peter S. Falvo, Jr., Esquire for the applicant. Applicant received final site plan approval under Resolution 2008-14. Applicant is seeking a one year extension to their final site plan approval. Mr. Mullin referring to his review letter dated February 18, 2016 asked if there was any proposed changes to the tenancy, and there is not. Applicant is also renewing its CAFRA permit and waiting for the market to rebound and find tenants.

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

On a motion by Mr. Schlick, seconded by Mr. Sauer, application #2008-0A was approved. Roll Call:

Boyle – Yes	Sauer – Yes	Andrew – Yes	
Schlick – Yes	Kobryn – Yes	Garbaravage – Yes	Laney - Yes

- B. Application #2016-02
Thomas Whelan (Sea Oaks Townhomes)
Extension of Final Site Plan Approval
Block 191.03, Lot 154.02
Location: Within the Sea Oaks development, east of the intersection of Golf View Drive and Club House Drive.

Howard Butensky, Esquire for the applicant. Applicant received final site plan approval in 2007 for 16 townhomes. Mr. Butensky stated that as soon as the market is ready, the project is ready to move forward. Mr. Mullin reviewed his letter dated April 6, 2016. Applicant is requesting a one year extension for their prior approval.

On a motion by Mr. Sauer, seconded by Mr. Schlick the application was opened to the public. All aye. There being no public wishing to comment, on a motion by Mr. Schlick, seconded by Mr. Kobryn the application was closed to the public. All aye.

On a motion by Mr. Kobryn, seconded by Mr. Schlick, application #2016-02 was approved. Roll Call:

Boyle – Yes	Sauer – Yes	Andrew – Yes	
Schlick – Yes	Kobryn – Yes	Garbaravage – Yes	Laney - Yes

- C. Application #2004-09B
Blue Comet, LLC
Extension of Preliminary Major Subdivision Approval
Block 286, Lots 3, 5 & 6 / Block 287, Lot 7
Location: The western side of Center Street, approximately 1,300 feet south of Oak Lane.

Howard Butensky, Esquire for the applicant. Applicant received preliminary major subdivision approval under Resolution 2006-55. Applicant is requesting a 2 year extension on their approval. Mr. Mullin reviewed his letter dated March 30, 2016 for this age restricted community.

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

On a motion by Mr. Sauer, seconded by Mr. Schlick, application #2004-09B was approved. Roll Call:

Boyle – Yes	Sauer – Yes	Andrew – Yes	
Schlick – Yes	Kobryn – Yes	Garbaravage – Yes	Laney - Yes

- D. Application #1998-02F
Administrative Approval
Callazzo Properties, LLC
Block 80, Lot 14.05 & 14.06
Location: Route 539 near the intersection of Parkertown Drive

Rebecca Lafferty, Esquire for the applicant. Sworn in Mark Callazzo, managing member of Callazzo Properties, LLC. Applicant is seeking amended approval for architectural changes. Applicant has made interior changes to the building which has resulted in the applicant wishing to change the building material to a steel building with corrugated metal exterior and metal roof. Marked as Exhibit A1 was a sketch of the new building. Mr. Mullin reviewed his letter dated April 4, 2016. The building footprint has not changed. Window canopies were changed to a more modern look. The required buffer from Rt. 539 remains intact. Ms. Cieslewicz reviewed Taylor Design's letter dated April 5, 2016. Ms. Cieslewicz discussed changing the color of the garage doors to tan and applicant agreed to work with her regarding the best color choices. The gooseneck lighting added over the signs is for a more decorative appearance. These lights do not affect the photometrics and does not require an amendment to the approved lighting plan. Mr. Boyle indicated the changes make the building more sterile and asked about landscaping. There is a pre-approved landscaping plan that applicant must abide by.

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

Peter Ferwerda – Mr. Ferwerda had concern with the increased height allowing for a second floor and require additional parking. Applicant responded that the increased interior height will be for storage only.

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

On a motion by Mr. Schlick, seconded by Mr. Sauer, application #1998-02F was approved. Roll Call:

Boyle – No	Sauer – Yes	Andrew – Yes	
Schlick – Yes	Kobryn – Yes	Garbaravage – Yes	Laney - Yes

10. PUBLIC COMMENT

None

11. PAYMENT OF VOUCHERS

On a motion by Mr. Kobryn, seconded by Mr. Boyle the following payments were approved:

1. \$775.00 to Brady & Kunz; and
2. \$2,933.28 to T&M Associates;
3. \$1,301.00 to Taylor Design Group; and
4. \$100.00 to Robin Schilling, Recording Secretary.

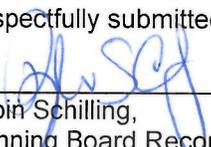
Roll Call:

Boyle – Yes	Sauer – Yes	Andrew – Yes	
Schlick – Yes	Kobryn – Yes	Garbaravage – Yes	Laney - Yes

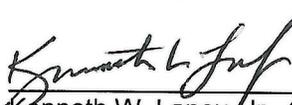
12. ADJOURNMENT

There being no further business, on a motion by Mr. Kobryn, seconded by Mr. Sauer the meeting was adjourned at 7:52 p.m. All aye.

Respectfully submitted,



Robin Schilling,
Planning Board Recording Secretary



Kenneth W. Laney, Jr., Chairman
Planning Board