

LITTLE EGG HARBOR TOWNSHIP PLANNING BOARD

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

Minutes of Meeting Held On September 1, 2016

Regular Meeting, Thursday, September 1, 2016, 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 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. Schlick, seconded by Mr. Andrew, the minutes of the July 7, 2016 Planning Board meeting were moved for approval. Roll Call:

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

6. ADMINISTRATIVE MATTER

None

7. MATTERS OF DISCUSSION

- A.** Presentation for Pinelands Regional School District
Bond Referendum – November 8, 2016

Stephen J. Brennan, MBA, CPA on behalf of the Pinelands Regional School District (“PRSD”) introduced Brooks Garrison, Architect for PRSD project and Phil Edwards, Engineer for the PRSD project. Also present were two members of the Board of Education. This is the first of many presentations to be made to the public to provide information on the upcoming Bond Referendum on the November 8th ballot. Forty

percent (40%) of the proposed improvements will be made through state funds and the remaining 60% will be paid through local taxes. The three (3) questions being posed on the November ballot were discussed in detail, including, but not limited to: lighting, mechanical (HVAC); entrance canopy; improvements to football field, track and tennis courts; parking area; bus lanes; sidewalks; ADA compliance; and irrigation. Information on PRSD website, as well as a tax calculator. Improvements would allow both schools to be used as emergency shelters. Mr. Andrew and Mr. Sauer asked about wants verses needs with regard to the improvements.

8. MEMORIALIZATION OF RESOLUTIONS

Mr. Brady explained that due to the extension of the Permit Extension Act for Hurricane Sandy affected counties, that the applications that were recently granted extensions for one year terms, would be amended to begin the year at the expiration of the Permit Extension Act.

- A. Amendment to Resolution #2016-13
Little Egg – Mathistown, LLC
Application #2008-01A
Extension of Final Site Plan Approval
Block 325.401, Lot 7.03

- B. Amendment to Resolution #2016-14
Thomas Whelan (Sea Oaks Townhomes)
Application #2016-02
Extension of Final Site Plan Approval
Block 191.03, Lot 154.02

- C. Amendment to Resolution #2016-15
Blue Comet, LLC
Application #2004-09B
Extension of Preliminary Major Subdivision Approval
Block 286, Lots 3, 5 & 6 / Block 287, Lot 7

- D. Amendment to Resolution #2016-17
Little Egg Property Management, LLC
Application #2008-03A
Extension of Final Site Plan Approval
Block 282, Lot 6.01

- E. Amendment to Resolution #2016-19
McEntee Ventures, LLC
Application #2006-15B
Extension of Final Site Plan Approval
Block 80, Lot 17

- F. Amendment to Resolution #2016-20
Sea Oaks Golf Club, LLC
Application 1987-41AA

Extension of Final Site Plan Approval for 29 age-restricted townhomes
Block 191.03, Lot 154

On a motion by Mr. Boyle, seconded by Mr. Sauer, the above-referenced amended Resolutions were moved for approval. Roll Call:

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

9. APPLICATIONS FOR CONSIDERATION

- A. Application No. 2016-05
CGP Acquisitions and Development, LLC
(Dollar General Store)
Preliminary / Final Site Plan Approval
Block 254, Lot 4.01

By letter dated August 31, 2016 from Jason Tovel, Esquire, application #2016-05 was requested to be carried. On a motion by Mr. Kobryn, seconded by Mr. Boyle, application #2016-05 was carried to the October 6, 2016 planning board meeting, with no additional notice required. Roll Call:

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

- B. Application No. 2010-03B
GT Holdings, LLC
(Shooters)
Amended Site Plan Approval
Block 65, Lot 6

Thomas Butz, Esquire for the applicant. Marked were Exhibits A-1 & A-2 Plans previously submitted with application; A-3 T&M Associates review letter dated 8-29-16; and A-4 Taylor Design Group review letter dated 8-29-16. Applicant wishes to extend their operations to add outdoor shooting and archery lanes in the rear of the existing site, as well as storage for these new additional areas. Mr. Mullin suggested the board vote on whether or not the applicant's request for completeness waivers for an Environmental Impact Statement and Tree Count / Tree Removal Plan be granted. After a brief discussion, on a motion by Mr. Kobryn, seconded by Mr. Schlick, the board agreed to waive the need for these two items of completeness and the application was deemed complete. Roll Call:

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

Sworn in Thomas Gormley, Sr., principal for GT Holdings, LLC and Jeff Daum, applicant's engineer. Applicant is proposing 16 rifle and 14 archery lanes, plus additional storage.

Mr. Mullin referring to his letter dated August 29, 2016 asked about additional employees and any changes to operating hours. Mr. Gormley stated that 1-2 additional employees will be hired and the hours for the outdoor operations will be 9:00 a.m. – 5:00 p.m. in the summer and 9:00 a.m. – 4:00 p.m. in the winter (daylight hours only). Mr. Daum testified that the conditional use criteria has been met. There is no residential property adjacent to the site. The property is surrounded by the Garden State Parkway, Route 539 and state owned property. Applicant is proposing three (3) new storage sheds to store the equipment to be used at the new outdoor facilities, and a desk and chair for a staff member for the outdoor facilities. Storage facilities meet the required setbacks, but are in excess of 900 sq. ft. and a height in excess of 15 ft. There is no parking requirement for the storage facilities. The design of the structure at the shooting range being proposed consists of a 3-sided structure with a roof, designated lanes, shooting stalls and will be surrounded by berms. Marked as Exhibit A-5 was 12 photos of the proposed facility. Bullets will not be able to go up in the air. Archery lanes will have safety features depending on the length of the lane, such as hay bales and rubber mats. The archery lanes will be wooded, and the only clearing will be that of underbrush and lower limbs. The outdoor facility was designed by professional engineer, Clark Vargas. Mr. Vargas qualifications were set forth on Exhibit A-6. Applicant has a private company that comes in and removes lead bullets from the site. There is a concrete pad at the shooting stall, so the lead casings will not drop to the ground. Applicant has been in contact with the DEP and will provide a determination letter. Applicant will comply with the Township's noise ordinance. No new signage is proposed. Some minor changes will be made to the swales and drainage basins. Sworn in Nathan Mosley, P.E., applicant's traffic and parking expert. Mr. Mosley testified that the addition of the outdoor facility would not overly impact the parking at the site. Applicant may have three (3) special events a year that would impact the parking. Currently 48 parking spaces are provided. Minor additional lighting for security to the proposed storage sheds will be added. Ms. Cieslewicz discussed Taylor Design Group's letter dated August 29, 2016. Ms. Cieslewicz asked that the proposed storage sheds be placed on the site plan. No dumpsters are being proposed. Clam shell and wood chip paths are also be proposed. The only area of disturbance to the site as far as tree removal is a the rifle range. Some reforestation will be done around the berms and basins.

Chairman Laney asked if the applicant complies with the parking ordinance. Additional parking is not being proposed. Employees sometimes park on the unpaved gravel area to allow for closer parking for customers. Parking needs were discussed in great length. Mr. Schlick stated that the board should rely upon the testimony of the applicant's expert as they did in the last application.

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

Peter Ferwerda – Mr. Ferwerda asked about the stream on the site. Mr. Daum stated that it is delineated wetlands, not a stream. Applicant will make not disturbances within the wetlands buffer.

Mr. Ferwerda also discussed the lack of parking. Mr. Butz objected to Mr. Ferwerda's comments.

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

On a motion by Mr. Schlick, seconded by Mr. Garbaravage, the application was approved. All aye.

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

10. PUBLIC COMMENT

There was no public wishing to comment.

11. PAYMENT OF VOUCHERS

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

1. \$8,452.91 to T&M Associates;
2. \$638.50 to Taylor Design Group;
3. \$248.00 to Brady & Kunz; and
4. \$100.00 to Robin Schilling, Recording Secretary.

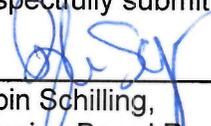
Roll Call:

Andrew – Yes	Boyle – Yes	Sauer – Yes	Schlick – Yes
Kobryn – (not present during roll call)		Garbaravage – Yes	Laney - Yes

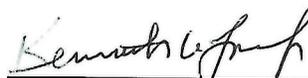
12. ADJOURNMENT

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

Respectfully submitted,



Robin Schilling,
Planning Board Recording Secretary



Kenneth W. Laney, Jr., Chairman
Planning Board