

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

**Minutes of Meeting Held On September 5, 2024**

Regular Meeting, Thursday, September 5, 2024, 7:00 p.m., Municipal Court Room, 1<sup>st</sup> 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 Blaise Scibetta, Deputy Mayor Dan Maxwell, Joshua Coates, Kathy Tucker, Jeremy Price, Ryan Vaux & Joan Richardson

**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  
Scott Taylor, of Taylor Design Group, Planning Board Landscape Architect

**4. ANNOUNCEMENTS**

None

**5. APPROVAL OF MINUTES**

On a motion by Mr. Maxwell, seconded by Mr. Benn, the minutes of the August 1, 2024 Planning Board meeting were moved for approval. Roll Call:

Price – Yes	Tucker – Yes	Coates – Yes	Maxwell – Yes
Scibetta – Abstain	Benn – Yes	Garbaravage – Yes	

**6. ADMINISTRATIVE MATTER**

None

**7. MEMORIALIZATION OF RESOLUTIONS**

None

**8. APPLICATIONS FOR CONSIDERATION**

- A. Application #2024-01** (carried from July 2, 2024)  
**Hutton ST, LLC**  
565 & 585 Route 9  
Block 277, Lots 2.01 & 3  
Preliminary & Final Site Plan Approval

*It was placed on the record that Mayor Scibetta was not present at the prior hearing for this application and alternate board member Ryan Vaux would be sitting in for this application.*

Jon Mayer, Esquire for the applicant. Applicant is seeking preliminary and final site plan approval for a proposed "ModWash" automatic car wash facility. Sworn in applicant's engineer, Afton Savitz. Ms. Savitz explained the design changes since the July 2, 2024 meeting. Marked as Exhibit A-4 was a color rendering of the site plan dated August 8, 2024. The vacuum mechanicals have now been enclosed. The ADA space has been relocated to a shared spot with the EV charging spot. Mr. Taylor stated that the ADA spot cannot be a shared space. There was discussion as to whether or not an EV charging spot is required, and it was decided that the DCA will be the deciding factor as to same. Marked as Exhibit A-5 was a proposed sign package. Applicant is now proposing three wall mounted signs, where one is permitted, so a variance is needed for same. Applicant is also proposing one monument sign. Mr. Taylor stated that the directional signs within the site are exempt under the township's Ordinance. There was a great deal of discussion regarding the proposed directional and "inspirational" signage being proposed, as the applicant has not located any of these signs on their proposed site plan. Mr. Oris asked if the windmaster signs would be movable, which they are and will be taken in and out each business day. Mr. Price stated he is okay with the directional signs, but suggested not allowing all the proposed "inspirational" signs. Mr. Mayer explained that the "inspirational" signs will be placed on the back of directional signs. It was agreed that the applicant will be allowed to add directional signs (1, 7, 8, 9, 10, 11, 12, 14, 19, 21, 31, 32, A & B) as set forth on Exhibit A-5 and will change the pink arrows to blue. Mr. Oris discussed his review letter and what has been addressed and agreed too by the applicant. Sworn in Robert Spiak, Senior Development Project Manager for the applicant. Mr. Spiak stated that the roof will be a silver / gray metal in color and the building will be white brick with gray accents. The vacuum shades will also be white and the vacuum poles will be silver. Sworn in applicant's professional planner, Tiffany Morrissey, who provided her background. Mrs. Morrissey reviewed the two variances needed by the applicant, for signage and orientation of the building in the Scenic Gateway Overlay zone. Mrs. Morrissey stated that the applicant's project is a permitted conditional use in the zone and in her opinion believes the positive criteria out ways any detriments to the area. Mr. Oris asked for some additional information on the lighting and on the lighting of the signs. The hours of operation are 8am to 8pm and the site lights will go on one hour before and go out one hour after these hours. Building mounted lights over the doorways will remain on overnight for safety. The teardrop brand sign in the rear of the site is not lite.

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

There being no other testimony or questions, on a motion by Mr. Price, seconded by Mr. Maxwell, application #2024-01 was approved with the variances set forth. Roll Call:

Price – Yes	Tucker – Yes	Coates – Yes	Vaux - Yes
Maxwell – Yes	Benn – Yes	Garbaravage – Yes	

## **9. PUBLIC COMMENT**

On a motion by Mr. Benn, seconded by Mr. Coates, the meeting was opened to the public. All aye. There being no public present wishing to comment, on a motion by Mr. Benn, seconded by Mr. Coates, the meeting was closed to the public. All aye.

**10. MATTERS OF DISCUSSION**

Mr. Oris explained to the board that the township's zoning map is being revised for the first time since 2007. Mr. Oris reviewed some of the areas that changed due to prior Ordinances on the draft zoning map. Once the new map is introduced by the governing body, the board will once again review. No board members had any comments as to the draft map.

**11. PAYMENT OF VOUCHERS**

On a motion by Mr. Benn, seconded by Mr. Maxwell the following payments were approved:

1. \$2,297.50 to Remington & Vernick Engineers;
2. \$2,120.00 to Taylor Design Group;
3. \$542.50 to Brady & Kunz; and
4. \$100.00 to Robin Schilling, Recording Secretary.


Roll Call:

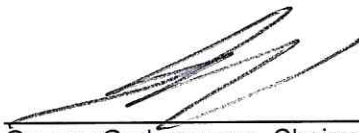
Price – Yes	Tucker – Yes	Coates – Yes	Maxwell – Yes
Scibetta – Abstain	Benn – Yes	Garbaravage – Yes	

**12. ADJOURNMENT**

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

Respectfully submitted,

  
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Robin Schilling,  
Planning Board Recording Secretary

  
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George Garbaravage, Chairman  
Planning Board