

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

Minutes of Meeting Held On October 3, 2024

Regular Meeting, Thursday, October 3, 2024, 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

Vice-Chairman Matthew Benn, Mayor Blaise Scibetta, Deputy Mayor Dan Maxwell, Kathy Tucker & Joan Richardson
(Chairman George Garbaravage & board member Jeremy Price both arrived after the initial roll call)

Absent: Joshua Coates & Ryan Vaux

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

4. ANNOUNCEMENTS

None

5. APPROVAL OF MINUTES

On a motion by Mr. Maxwell, seconded by Ms. Tucker, the minutes of the September 5, 2024 Planning Board meeting were moved for approval. Roll Call:

Tucker – Yes	Richardson – Yes	Maxwell – Yes
Scibetta – Yes	Benn - Yes	

6. ADMINISTRATIVE MATTER

N/A

7. MATTERS OF DISCUSSION

- A. Ordinance #2024-26 – Ordinance of the Township of Little Egg Harbor amending and supplementing Chapter 215 of the Township Code entitled “Zoning” so as to amend section 215-4.2 entitled “Zoning Map”

Mr. Oris provided an overview of the proposed changes to the Zoning Map and answered the questions of the board members and stated that it was not inconsistent with the Township's Master Plan. On a motion by Mr. Price, seconded by Ms. Tucker, the board memorialized Resolution #2024-16 and recommended Ordinance #2024-26 be adopted by the Township of Little Egg Harbor. Roll Call:

Price – Yes	Tucker – Yes	Richardson – Yes
Maxwell – Yes	Scibetta – Yes	Benn – Yes

- B.** Ordinance #2024-27 - Ordinance of the Township of Little Egg Harbor amending and supplementing Chapter 215 of the Township Code entitled "Land Use and Development" and Chapter 290 entitled "Soil Removal, Excavation and Mining"

Mr. Oris provided an overview of the proposed changes to the Ordinance and answered the questions of the board members and Mr. Brady stated that it was not inconsistent with the Township's Master Plan. On a motion by Ms. Tucker, seconded by Ms. Richardson, the board memorialized Resolution #2024-17 and recommended Ordinance #2024-27 be adopted by the Township of Little Egg Harbor. Roll Call:

Price – Abstain	Tucker – Yes	Richardson – Yes
Maxwell – Yes	Scibetta – Abstain	Benn – Yes

8. MEMORIALIZATION OF RESOLUTIONS

- C.** Resolution #2024-15
Hutton ST, LLC - Application #2024-01
565 & 585 Route 9
Block 277, Lots 2.01 & 3
Preliminary & Final Site Plan Approval

On a motion by Mr. Maxwell, seconded by Mr. Price, Resolution #2024-15 was moved for approval. Roll Call:

Price – Yes	Tucker – Yes	Richardson – Yes
Maxwell – Yes	Scibetta – Abstain	Benn – Yes Garbaravage - Yes

9. APPLICATIONS FOR CONSIDERATION

- A.** Application #2023-07B
M.G.E.G Investments, LLC
260 Stage Road
Block 264, Lot 13
Amended Minor Subdivision

At the request of the applicant's engineer, application #2023-07B was carried to the November 3, 2024 meeting, with notice required. On a motion by Ms. Tucker, seconded by Mr. Maxwell, application #2023-07B was carried to the November 7, 2024 meeting.
Roll Call:

Price – Yes	Tucker – Yes	Richardson – Yes
Maxwell – Yes	Scibetta – Yes	Benn – Yes

10. PUBLIC COMMENT

On a motion by Mr. Scibetta, seconded by Mr. Maxwell, the meeting was opened to the public. All aye. There being no public wishing to comment, on a motion by Ms. Tucker, seconded by Mr. Scibetta, the meeting was closed to the public. All aye.

11. PAYMENT OF VOUCHERS

On a motion by Mr. Scibetta, seconded by Mr. Price the following payments were approved:

1. \$2,890.00 to Remington & Vernick Engineers;
2. \$2,054.00 to Taylor Design Group;
3. \$852.50 to Brady & Kunz; and
4. \$100.00 to Robin Schilling, Recording Secretary.


Roll Call:

Price – Yes	Tucker – Yes	Richardson – Yes
Maxwell – Yes	Scibetta – Yes	Benn – Yes Garbaravage - Yes

12. ADJOURNMENT

There being no further business, on a motion by Mr. Scibetta, seconded by Ms. Tucker, the meeting was adjourned. All aye.

Respectfully submitted,



Robin Schilling,
Planning Board Recording Secretary



George Garbaravage, Chairman
Planning Board