

LITTLE EGG HARBOR TOWNSHIP PLANNING BOARD

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

Minutes of Meeting Held on November 7, 2024

Regular Meeting, Thursday, November 7, 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

Chairman George Garbaravage, Joshua Coates, Kathy Tucker, Jeremy Price, & Joan Richardson

Absent: Blaise Scibetta, Dan Maxwell, Matthew Benn & Ryan Vaux

APPEARING FOR THE PROFESSIONALS:

Terry Brady, Esq., of Brady & Kunz, Planning Board Attorney
Ernie Peters of Remington & Vernick, Planning Board Engineer

4. ANNOUNCEMENTS

None

5. APPROVAL OF MINUTES

On a motion by Mr. Price, seconded by Ms. Tucker, the minutes of the October 3, 2024 Planning Board meeting were moved for approval. All aye.

Price – Yes	Tucker – Yes	Coates – Yes
Richardson – Yes	Garbaravage – Yes	

6. ADMINISTRATIVE MATTER

The board secretary stated that the Township Clerk issued the 2025 Planning Board Meeting dates, which remain as the first Thursday of each month.

7. MATTERS OF DISCUSSION

N/A

8. MEMORIALIZATION OF RESOLUTIONS

N/A

9. APPLICATIONS FOR CONSIDERATION

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

Christopher Reid, Esquire for the applicant. Sworn in applicant's engineer, Jeff Daum. This is the third time the applicant has appeared before the board for the subject application. Marked as Exhibit A-1 was Resolution 2023-15 and A-2 Resolution 2024-07. There were some mathematical errors found in the subdivision plan and since the Resolutions were very specific as to same, the applicant's engineer thought it would be best to clarify the numbers by way of an amended application. Mr. Peters confirmed that the calculations set forth in the rider to the application were correct.

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

There being no other testimony, comments or questions, on a motion by Mr. Price, seconded by Mr. Coates, application #2023-07B was approved. Roll Call:

Price – Yes	Tucker – Yes	Coates – Yes
Richardson – Yes	Garbaravage – Yes	

- B. Application #2023-04B
Carl Tortora
52 & 54 Kansas Road
Block 326.215, Lots 30 & 31
Amended Minor Subdivision

James Raban, Esquire for the applicant. Mr. Raban provided a brief history of the prior approval received by the applicant. Both lots have DEP approval and are fully bulk headed. Sworn in applicant's engineer, James Brzozowski. Mr. Brzozowski testified that the site has always been two separate lots and the lot line was previously moved to make one of the lots more conforming. Both lots are oversized and maintain the required 15 foot setback to the bulkhead. Due to the lots location near the cul-de-sac, Mr. Brozowski stated that proposed residences will not look out of place and there will be no detriment to the neighboring properties. Applicant will comply with all engineering review comments. Applicant is requesting a Waiver from the street tree requirement. Sworn in applicant, Carl Tortora, who stated that none of the other residences on the street have street trees. Mr. Peters asked if the plantings required under the CAFRA permit will be added, which they will. Marked as Exhibit A-1 was the CAFRA map showing the required plantings. The Chairmen read the required plantings into the record. Mr. Brady asked about the neighboring properties being further back off the street than the proposed dwellings. Mr. Brozowski stated that due to the transition area from CAFRA, the proposed residences are as close to the water as they can be per CAFRA. Sworn in Tom Mesuk, applicant's architect. The proposed 2,400 sq. ft. (approximately) three bedroom houses are similar in design. Mr. Mesuk provided an overview of the proposed residences, including the parking areas. Mr. Price asked about the front yard setbacks of the neighboring Lot 32 and if there was enough off-street parking. Marked as Exhibit A-2 was an aerial photo of the site taken in May 2023. Mr. Tortora stated that the cul-de-sac is very wide and the neighboring residences park in there all the time. Mr. Brady asked if the

proposed dwellings could be a little narrower to allow for more off a frontyard setback. Mr. Price agrees that a smaller house might be better suited.

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

Michael Didyk (sworn in) – Mr. Didyk stated that he has a real estate background and never thought that these lots would be able to be built on and is happy that they are bulk headed and going to be developed.. He stated that he has been in both of the neighboring houses and does not fell the request for a frontyard variance would be an issue.

Cindy Varamo (sworn in) – Ms. Varamo loves the idea of developing the site and agrees that making the dwellings a little smaller would be better.

Dave Fuller (sworn in) – Mr. Fuller stated that he is directly across the lagoon from the site and stated the township should have required the lots to be bulk headed years ago and so much erosion would not have happened. He stated that there are 22 acres across the lagoon that is protected and will never be built on and the erosion should be thought of as a hardship. Mr. Fuller stated that he was on the township's Zoning Board for a number of years and they always felt adhering to the rear yard setback was more important than the front yard to protect the water views.

On a motion by Mr. Coates, seconded by Ms. Richardson, the application was closed to the public.

Mr. Raban stated that his client is willing to open up underneath the structures more to allow for more off-street parking.

Mr. Raban requested a brief break so that he could speak to his client. The board continued that meeting with application #2024-02 below.

Mr. Raban stated that his client would like to amend the application and request a 15 foot front yard setback instead of 10 feet.

As a result of this testimony, the application was re-opened to the public by a motion from Ms. Tucker, seconded by Mr. Coates. All aye. There being no public wishing to speak, on a motion by Ms. Tucker, seconded by Mr. Price, the application was closed to the public. All aye.

On a motion by Mr. Price, seconded by Ms. Tucker, application #2023-04B was approved. Roll Call:

Price – Yes	Tucker – Yes	Coates – Yes
Richardson – Yes	Garbaravage – Yes	

C. Application #2024-02
Kingdom Rentals, LLC
(Successor to Egg Harbor 8 28, LLC)
1471 North Green Street
Block 83, Lot 3.01
Extension of Time

Jake Russo, Esquire for the applicant. Applicant is applying for a statutory one (1) year extension, retroactive to October 6, 2024.

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

There being no other testimony, comments or questions, on a motion by Ms. Tucker, seconded by Mr. Coates, application #2024-02 was approved. Roll Call:

Price – Yes	Tucker – Yes	Coates – Yes
Richardson – Yes	Garbaravage – Yes	

10. PUBLIC COMMENT

On a motion

11. PAYMENT OF VOUCHERS

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

1. \$840.00 to Remington & Vernick Engineers;
2. \$1,276.00 to Taylor Design Group;
3. \$124.00 to Brady & Kunz; and
4. \$100.00 to Robin Schilling, Recording Secretary.

Roll Call:

Price – Yes	Tucker – Yes	Coates – Yes
Richardson – Yes	Garbaravage – Yes	


12. ADJOURNMENT

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

Respectfully submitted,



Robin Schilling,
Planning Board Recording Secretary



George Garbaravage, Chairman
Planning Board