

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

Minutes of Meeting Held On February 6, 2025

Regular Meeting, Thursday, February 6, 2025, 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. OATH OF OFFICE

Mr. Brady swore in Mayor Dan Maxwell to the board.

4. ROLL CALL

Chairman George Garbaravage, Vice-Chairman Matthew Benn, Mayor Dan Maxwell, Deputy Mayor Ken Laney, Joshua Coates, Kathy Tucker, Jeremy Price & Robert Shay

Absent: 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

5. ANNOUNCEMENTS

N/A

6. APPROVAL OF MINUTES

On a motion by Mr. Benn, seconded by Ms. Tucker, the minutes of the January 2, 2025 Planning Board meeting were moved for approval. Roll Call:

Price – Yes	Tucker – Yes	Coates – Yes	Laney – Yes
Maxwell – Abstain	Benn – Yes	Garbaravage - Yes	

7. MATTERS OF DISCUSSION

None

8. MEMORIALIZATION OF RESOLUTIONS

**A. RESOLUTION 2025-01 through 2025-05
Appointment of board and professionals for 2025**

On a motion by Mr. Price, seconded by Mr. Coates, Resolutions 2025-01 through 2025-05 were moved for approval. Roll Call:

Price – Yes	Tucker – Yes	Coates – Yes	Laney – Yes
Maxwell – Abstain	Benn – Yes	Garbaravage - Yes	

9. APPLICATIONS FOR CONSIDERATION

- A. Ray Gormley d/b/a My Three Sons Seafood & Produce
Application #2013-04B
842 & 850 Route 9 North
Block 175, Lot 6.02
Amended Preliminary & Final Site Plan Approval

Mayor Maxwell & Deputy Mayor Laney stepped down for this application, as the applicant is a committee member. Mr. Shay will be a voting member for this application. Mr. Brady explained the doctrine of necessity for this application.

Richard Visotcky, Esquire for the applicant. Mr. Visotcky explained the history of the site, including prior approvals. The applicant wishes to add a 22x96 foot greenhouse and 10x20 foot storage container to the site. No variances are needed. Sworn in applicant's engineer, Jeff Daum. Mr. Daum explained that additional parking was added to the site in applicant's last submission to the board, so there is ample parking at the site. The storage container will be used for irrigation supplies and items needed for the greenhouses. Mr. Daum stated that the lot is oversized and there is only a 17% lot coverage, so applicant is not making any previously approved variances worse. Mr. Oris discussed his letter dated January 17, 2025 and stated that he has no issues with the completeness waivers being requested. Mr. Oris asked for clarification on the display areas. Mr. Oris also discussed that there are no parking bumpers on one side of the parking area. Mr. Daum stated that dumpers on that side seem to be trip hazards, so they would like to be allowed to not have them on the side closest to the buildings. No new lighting is being proposed. No change in the business operations is being proposed. Applicant will comply with any fire code requirements. Sworn in Frank Runza, Chief of Parkertown Volunteer Fire Department. Chief Runza has no concerns with the additions to the site and being able to get fire apparatus into the site.

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

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

There being no further testimony, on a motion by Mr. Price, seconded by Ms. Tucker, application #2013-04B was approved. Roll Call:

Price – Yes	Tucker – Yes	Coates – Yes
Shay – Yes	Benn – Yes	Garbaravage - Yes

The mayor and deputy mayor returned to the dais.

B. Little Egg Harbor Donuts, LLC
Application #2025-01
200 Mathistown Road
Block 285, Lot 12
Preliminary & Final Site Plan Approval

Bridget Sykes, Esquire for the applicant. The applicant is seeking preliminary and final site plan approval for a 2,780 sq. ft. Dunkin' in an existing building (formerly AtlantiCare) and the addition of a drive-thru and trash / recycling area. Sworn in Aaron Chan, PE., who provided his background. Mr. Chan stated there is one pre-existing non-conformity for a front yard setback along Mathistown Road. Sworn in Zachary Gross, a 25% shareholder in the plaza (his father owns the remaining 75%). Also sworn in was Kevin Jacobs, the property manager for the plaza. Mr. Jacobs discussed the hours of operation of the other businesses within the site. Sworn in William Mulholland, Dunkin' franchisee for 17 years and operator of the proposed Dunkin'. Mr. Mulholland stated that since Covid, there is significantly more drive-thru and mobile app users for his business. The proposed Dunkin' will have a drive-thru lane and bi-pass lane for mobile app users. He testified that the busiest hours of operation are 6am to 9am, and the proposed operating hours will be 5am to 10pm. Deliveries are done by a 24 foot truck, once a week. Donuts are delivered every night between 2am – 4am. Mr. Mulholland estimates 5-6 employees per shift. Trash and recycling will be picked-up between 3pm – 6pm, two or three times a week. Sworn in applicant's architect, Roxanne Ziolkowski, RA, who provided her background. There will be a slight expansion of the door area and the interior will be reconfigured to include two restrooms and a small seating area to accommodate 12-20 customers. There will be an employee entrance in the rear of the building. There will be two building mounted, internally lite signs and the building will have the Dunkin orange banding added. The trash and recycling area will be enclosed with cement block. The drive-thru will have one menu board and height clearance bars. Marked as Exhibit A-1 was an aerial photograph of the site summarized by Mr. Chan. He stated there are 229 parking spots for the entire site. There are 11 parking spaces being moved from the side of the building to the other side of the site to make room for the drive-thru area. Marked as Exhibit A-2 was a colorized site plan with proposed landscaping. Speed bumps will be added to the side of the site where the drive-thru is located to help with traffic concerns brought up by the board engineer. Three additional light poles will be added to the site, along with numerous trees and shrubs. There will be no free standing signage added. The plans will be revised to be in compliance with Remington & Vernick's review comments, as well as the concerns of the fire department. Mr. Price liked the addition of the landscaping and increasing the curb appeal and asked who would be responsible for maintaining the landscaping. Sworn in, John Corak, PE, Traffic Engineer, who provided his background. Mr. Corak summarized his traffic report and testified that he feels there will not be an impact on the surrounding roads or the parking lot. Mr. Coates had concerns with the drive-thru backing up and wrapping around as it does at the Tuckerton Dunkin' and the location of the pedestrian crosswalk. Mr. Mulholland testified that 80% of his business is anticipated to be drive-thru and mobile app orders. He also stated that the Tuckerton location does not have the high volume brewers that this location will have and he does not anticipate stacking. The drive-thru area can contain 9-10 vehicles. Mr. Price asked if there will be security cameras on site. Applicant will have 16-20 cameras on site. Mr. Shay asked if there will be an estimated 210 vehicles at the site between 6am – 9am, how does this not impact the roadways and intersection. Mr. Corak stated because most of these vehicles are already on the road. Applicant's plan has been submitted to the county for approval, but they have not received same to date. Mr. Oris asked if all proposed building signage would be in compliance, which it will. All grading and drainage will be in compliance and the pavement, in some areas, will be improved.

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

There being no public present wishing to comment, on a motion by Mr. Laney, seconded by Mr. Benn, the application was closed to the public. All aye.

There being no further testimony, on a motion by Mr. Benn, seconded by Ms. Tucker, application #2025-01 was approved. Roll Call:

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

- C. Ziman Trucking, LLC
Application #2021-03B
Thomas Avenue
Blocks 86, 87, 90, 91, 95, 96, 101, 103, 108 & 110
Various Lots
Preliminary & Final Major Subdivision Approval

Vice-Chairman Benn stepped down from the dais (and left the meeting), due to the fact that he lives within 200 feet from the proposed project.

Kevin Quinlan, Esquire for the applicant. Mr. Quinlan provided a summary of the applicant's original application submission and the applicant's amended application submission, that included additional land purchased from the township. The new proposal consists of 24 residential lots and three stormwater management basin lots. All of the residences will be serviced by private well and septic. Sworn in Robert Sive, applicant's Engineer. Marked as Exhibit A-1 was a colored aerial site rendering. Marked as Exhibit A-2 was a rendering of the proposed lots. The proposed development will have 35 foot wide roadways, with sidewalks on both sides. Applicant requires three lot area variances for Lots 7, 24 & 26. Applicant also requires lot depth variances for Lots 1 thru 8, and Lot 26. Mr. Sive discussed the positive and negative criteria and stated the proposal does not go against the township's zone plan. Mr. Oris reviewed his letter dated December 23, 2024. Mr. Oris confirmed that any variances required when the lots are built will have to be applied for, that this application is only for the subdivision and its related variances. Mr. Oris asked if what type of residences will be built. Marked as Exhibit A-3, was a front elevation of a "typical" 3-4 bedroom home. Mr. Brady clarified that the applicant is not sure if they will be building the residences, if they will be sold individually or the entire site will be sold. Mr. Oris asked if basements will be allowed. Mr. Sive stated that test pits were completed and each lot can accommodate a basement. Mr. Oris discussed the proposed grading and drainage and the Chairman asked who would be responsible to maintain the basins. Mr. Quinlan stated an HOA will be set up to maintain the basins and any common area. Applicant will provide all outside agency approvals that are required. There will be a drainage easement along Lots 11 & 12. Individual residences will be required to do foundation plantings. Applicant will provide confirmation that some of the paper streets were vacated in 2005. Applicant will need to vacate Lot 90 with the township. Applicant has an LOI letter into the state for the wetlands on the site. Sworn in Brian Budney, PP. Mr. Budney prepared an Environmental Impact Statement dated November 23, 2024. Mr. Budney stated there are two impacts, the construction impact, during the actual construction period and permanent operation of the site. The site is primarily wooded with no noticeable surface water or streams. Mr. Oris asked about the species present on the site. Mr. Oris also asked about recreation and open space. Mr. Quinlan stated that they choose not to do a recreation area since the lots are one acre and they can provide their own recreation. Applicant intends to make an affordable housing contribution for the project. Sworn in Derek Jacobs, on behalf of the applicant. Mr. Jacobs stated that due to the larger lots, they do not feel a small park would be utilized. Mr. Price agreed that "pocket parks" do not seem to get used and

appreciated the preservation of the wooded areas. Sworn in Frank Runza, Chief of Parkertown Volunteer Fire Department. Chief Runza has no concerns with getting their apparatus around the site. Applicant will participate in the Fire Wise program. Mr. Budney summarized the impacts of the species on the site, and stated they would be displaced during construction and then eventually return to the area. No on site counts or surveys were completed. Compliance with the Township's Tree Ordinance was discussed. Applicant is proposing six shade trees per lot. Applicant will work with Mr. Oris and the state regarding the new tree planting requirements. If a waiver is needed, applicant would have to come back to the board for same. Mr. Oris does not believe the new Tree Ordinance applies to sub-divisions.

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

John Czurlanis (sworn in) – Mr. Czurlanis owns Lot 54 and asked if this proposal would land lock his property and asked where the wetlands are located. Mr. Sive stated that this application will not effect Mr. Czurlanis property and it appears to be already landlocked.

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

There being no further testimony, on a motion by Mr. Price, seconded by Mr. Coates, application #2021-03B was approved with the conditions agreed upon. Roll Call:

Price – Yes	Tucker – Yes	Coates – Yes	Shay - Yes
Laney – Yes	Maxwell – Yes	Garbaravage - Yes	

10. PUBLIC COMMENT

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

11. PAYMENT OF VOUCHERS

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

1. \$8,280.00 to Remington & Vernick Engineers;
2. \$1,978.00 to Taylor Design Group;
3. \$46.50 to Brady & Kunz; and
4. \$100.00 to Robin Schilling, Recording Secretary.

Roll Call:

Price – Yes	Tucker – Yes	Coates – Yes	Shay - Yes
Laney – Yes	Maxwell – Yes	Garbaravage - Yes	

12. ADMINISTRATIVE MATTER

The board secretary advised that since the township only received one RFP for landscape architect, that they went advertised and went out for same again. The township only received one response again.

On a motion by Mr. Maxwell, seconded by Ms. Tucker, the board agreed to appoint Remington & Vernick as the board's landscape architect. Roll Call:

Price – Yes
Laney – Yes

Tucker – Yes
Maxwell – Yes

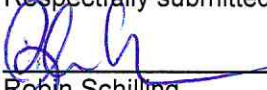
Coates – Yes
Garbaravage - Yes

Shay - Yes


13. ADJOURNMENT

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

Respectfully submitted,



Robin Schilling,
Planning Board Recording Secretary


George Garbaravage, Chairman
Planning Board