

**LITTLE EGG HARBOR TOWNSHIP PLANNING BOARD**

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

**Minutes of Meeting Held On March 6, 2025**

Regular Meeting, Thursday, March 6, 2025, 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, Mayor Dan Maxwell, Deputy Mayor Ken Laney, Kathy Tucker, Jeremy Price\*, Joan Richardson & Robert Shay

*\* Mr. Price arrived after the initial roll call*

Absent: Matthew Benn & Joshua Coates

**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. Laney, seconded by Ms. Tucker, the minutes of the February 6, 2025 Planning Board meeting were moved for approval. Roll Call:

Tucker – Yes	Shay – Yes	Richardson – Abstain
Laney – Yes	Maxwell- Yes	Garbaravage – Yes

**6. MATTERS OF DISCUSSION**

N/A

**7. MEMORIALIZATION OF RESOLUTIONS**

- A.** Resolution #2025-06  
Appointment of Landscape Architect

On a motion by Mr. Maxwell, seconded by Ms. Tucker, Resolution #2025-06 was moved for approval. Roll Call:

Price – Yes	Tucker – Yes	Shay – Yes	Richardson – Abstain
Laney – Yes	Maxwell- Yes	Garbaravage – Yes	

**B. Resolution #2025-08**  
Little Egg Harbor Donuts, LLC  
200 Mathistown Road / Block 285, Lot 12

On a motion by Mr. Maxwell, seconded by Mr. Price, Resolution #2025-08 was moved for approval. Roll Call:

Price – Yes	Tucker – Yes	Shay – Yes	Richardson – Abstain
Laney – Yes	Maxwell- Yes	Garbaravage – Yes	

**C. Resolution 2025-07**  
Ray Gormley d/b/a My Three Sons Seafood & Produce  
842 & 850 Route 9 North / Block 175, Lot 6.02

On a motion by Mr. Shay, seconded by Ms. Tucker, Resolution #2025-07 was moved for approval. Roll Call:

Price – Yes	Tucker – Yes	Shay – Yes	Richardson – Abstain
Laney – Abstain	Maxwell- Abstain	Garbaravage – Yes	

**D. Resolution #2025-09**  
Ziman Trucking, LLC  
Thomas Avenue  
Blocks 86, 87, 90, 91, 95, 96, 101, 103, 108 & 110 / Various Lots

On a motion by Mr. Shay, seconded by Mr. Price, Resolution #2025-09 was moved for approval. Roll Call:

Price – Yes	Tucker – Yes	Shay – Yes	Richardson – Abstain
Laney – Yes	Maxwell- Yes	Garbaravage – Yes	

**8. APPLICATIONS FOR CONSIDERATION**

**A. Application #2007-13C**  
Wal-mart  
631 Route 9 South  
Block 278, Lot 13.01  
Preliminary & Final Site Plan Approval

Jeff Carr, Esquire for the applicant. Mr. Carr provided a summary of the proposed application. The proposed changes will not disturb the residentially zoned portion of the site, only the General Business Zone. Applicant is proposing to relocate the on-line pick-up area from the west side of the building to the east side of the building, and add a 3,456 sq. ft. addition, parking and signage. Mr. Carr spoke about the Variances and Waivers needed for interior traffic control signs, lighting and parking. The applicant agrees to comply with the fire department's suggestions in their letter dated January 11, 2025.

Sworn in Joseph Holzapfel, of Bohler Engineering. Marked as Exhibits A-1 & A-2 were pages C01 & C02 of the plans previously provided to the board. Delivery truck circulation will not be effected. There will be 43 parking spaces in the new pick-up area. There are currently 648 parking spaces within the entire facility, where 660 are required. The applicant received a prior

variance for same. Nine spaces will be removed with the proposed changes. Hours for the pick-up area will be 7:00 am to 10:00 pm. Three trees will be removed with the proposed changes and applicant will replant three trees elsewhere on the site. In addition, there will be 63 new plantings proposed, along with one retention area. Applicant is requesting lighting in the new parking area to be at 3.06 candle light due to the activity in the area. Applicant will comply with all DEP requirements for stormwater management. Marked as Exhibit A-3 was page P5S1 of the plan previously submitted. Applicant is proposing two new banner signs and 43 internal signs for parking direction. Mr. Oris asked if the applicant is proposing an electric vehicle charging station, which they are not but if they are required by the state, they will comply. Mr. Price asked how 43 internal signs was determined. Mr. Holzapfel responded that Walmart came up with that number, not him.

Sworn in John Harter, applicant's traffic engineer. Mr. Harter testified that they received a Letter of No Interest from NJ DOT and his office did two traffic counts during peak time. Both counts indicated that the applicant has ample parking, even if reduced by nine spots. Marked as Exhibit A-4 was a copy of said NJ DOT letter.

Sworn in John McDonough, applicant's project planner. Mr. McDonough stated that the applicant is working within the confines of the existing site to better serve the customers. Mr. McDonough testified that he believes the positive criteria outweigh the negative for this project and there is very little impact to the surrounding area and promotes the goal of the township's Master Plan. Mr. Shay asked for some additional testimony on the proposed lighting as he was concerned with the residential neighbors. Mr. Oris stated that most parking lots are .5 to 1.0 fc, where 3.06 fc is proposed. Mr. Oris asked for testimony on the existing parking lot lighting.

Sworn in, Edward Danza, applicant's architect. Marked as Exhibit A-5, A-6 & A-7, which were described by Mr. Danza. The proposed storage area will match the existing Walmart exterior as to construction and color and will be tied into the existing sprinkler system. Mr. Oris asked if there will be any wall-mounted lights on the new edition, which there will be.

Sworn in Timothy Brewin, applicant's Little Egg Harbor store manager. The Chairman asked when are the busiest times for the pick-up area. Mr. Brewin stated that the pick-up area is steady between 7:00 am and 8:00 pm. The chairman asked what will be done with the current pick-up area, which will return to its original use of internal storage. Mr. Price stated that 43 parking spaces seems like a lot. Mr. Brewin stated it allows for future growth. Mr. Laney and Mr. Maxwell asked about the lighting again, and same was discussed by the engineers. Mr. Oris reviewed his letter dated February 4, 2025. Applicant will provide a lighting detail and CAFRA permit.

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

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

There being no additional testimony or questions, on a motion by Mr. Price, seconded by Ms. Tucker, application #2007-13C was approved. Roll Call:

Price – Yes  
Laney – Yes

Tucker – Yes  
Maxwell- Yes

Shay – Yes  
Garbaravage – Yes

Richardson – Yes



### **9. PUBLIC COMMENT**

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

**John Edmunds-** Dr. Edmunds has concerns with the community growing too fast and causing traffic problems.

On a motion by Mr. Maxwell, seconded by Mr. Price, the meeting was closed to the public. All aye.

### **10. PAYMENT OF VOUCHERS**

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

1. \$21,205.00 (two months of bills) to Remington & Vernick Engineers;
2. \$367.50 to Brady & Kunz; and
3. \$100.00 to Robin Schilling, Recording Secretary.

Roll Call:

Price – Yes  
Laney – Yes

Tucker – Yes  
Maxwell- Yes

Shay – Yes  
Garbaravage – Yes

Richardson – Yes


### **11. ADMINISTRATIVE MATTER**


Mr. Brady spoke about the standards for a variance and design waivers to provide the board with some general information on same.

### **12. ADJOURNMENT**

There being no further business, on a motion by Mr. Laney, seconded by Ms. Tucker, 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