



Township of Egg Harbor
3515 Bargaintown Road, Egg Harbor Township, NJ 08234-8321

PLANNING BOARD AGENDA
REGULAR AND REORGANIZATION MEETING
JANUARY 9, 2017, 5:00 P.M. (prevailing time)

Final Edition: 01-03-17

2017 Regular Meeting Dates

2/13 3/20 4/17 5/15 6/19
7/17 8/21 9/18 10/16 11/20 12/18

Solicitor: Christopher Brown, Esq
Engineer: James A. Mott, P.E., of Mott Associates
Planner: Vincent Polistina, P.P., of Polistina and Associates

A RE-ORGANIZATIONAL AND REGULAR MEETING OF THE PLANNING BOARD OF EGG HARBOR TOWNSHIP TO BE HELD ON THE ABOVE DATE AND TIME, TOWN HALL, EGG HARBOR TOWNSHIP, NEW JERSEY.

NEW BUSINESS WILL NOT BE DISCUSSED AFTER 8:30 P.M. AND THE MEETING SHALL ADJOURN AT 9:00 P.M. THE CHAIRMAN RESERVES THE RIGHT TO REVISE THE ORDER OF THE AGENDA AS NEEDED.

Call to Order/Flag Salute/Public Notice/Roll Call:

Manuel E. Aponte
Charles Eykyn
James Garth, Sr.
Frank Kearns
Dennis Kleiner, Alt. #1
Robert Levy

Mayor James J. McCullough, Jr.
Peter Miller, Township Administrator
Committeewoman Laura Pfrommer
Daniel Pittaro, Alt. #II
Paul Rosenberg

ADMINISTRATIVE MATTER(S):

MOTION / TO ADJOURN TO EXECUTIVE SESSION to discuss administrative/personnel matters pertaining to the Board, falling within the exception of the Sunshine Law. **VOTE:** Aponte, Eykyn, Garth, Kearns, Kleiner, Levy, McCullough, Miller, Pfrommer, Pittaro, Rosenberg

MOTION / TO RECONVENE THE PUBLIC MEETING. **VOTE:** Aponte, Eykyn, Garth, Kearns, Kleiner, Levy, McCullough, Miller, Pfrommer, Pittaro, Rosenberg,

RE-ORGANIZATION:

1. Motion / to nominate/appoint _____ as **Chairperson** for the Planning Board. **Vote:** Aponte, Eykyn, Garth, Kearns, Kleiner, Levy, McCullough, Miller, Pfrommer, Pittaro, Rosenberg
2. Motion / to nominate/appoint _____ as **Vice-Chairperson** for the Planning Board. **Vote:** Aponte, Eykyn, Garth, Kearns, Kleiner Levy, McCullough, Miller, Pfrommer, Pittaro, Rosenberg
3. Motion / to nominate/appoint _____ as **2nd Vice-Chairperson** the Planning Board. **Vote:** Aponte, Elkin, Garth, Kearns, Kleiner, Levy, McCullough, Miller, Pfrommer, Pittaro, Rosenberg
4. Motion / to nominate/appoint _____ as **Secretary** to the Planning Board. **Vote:** Aponte, Eykyn, Garth, Kearns, Kleiner, Levy, McCullough, Miller, Pfrommer, Pittaro, Rosenberg
5. Motion / to nominate/appoint _____ as **Solicitor** for the Planning Board. **Vote:** Aponte, Eykyn, Garth, Kearns, Kleiner, Levy, McCullough, Miller, Rosenberg, Pfrommer, Pittaro, Rosenberg

6. Motion / to nominate/appoint _____ as **Planner** for the planning Board. **Vote:** Aponte, Eykyn, Garth, Kearns, Kleiner, Levy, McCullough, Miller, Pfrommer, Pittaro, Rosenberg
7. Motion / to nominate/appoint _____ as **Alternate Planner** for the Planning Board. **Vote:** Aponte, Eykyn, Garth, Kearns, Kleiner, Levy, McCullough, Miller, Pfrommer, Pittaro, Rosenberg
8. Motion / to nominate/appoint _____ as **2nd Alternate Planner** for the Planning Board. **Vote:** Aponte, Eykyn, Garth, Kearns, Kleiner, Levy, McCullough, Miller, Pfrommer, Pittaro, Rosenberg
9. Motion / to nominate/appoint _____ as **Engineer** for the Planning Board. **Vote:** Aponte, Eykyn, Garth, Kearns, Kleiner, Levy, McCullough, Miller, Pfrommer, Pittaro, Rosenberg
10. Motion / to nominate/appoint _____ as **Alternate Engineer** for the Planning Board. **Vote:** Aponte, Eykyn, Garth, Kearns, Kleiner Levy, McCullough, Miller, Pfrommer, Pittaro, Rosenberg
11. Motion / to nominate/appoint _____ as **2nd Alternate Engineer** for the Planning Board. **Vote:** Aponte, Eykyn, Garth, Kearns, Kleiner, Levy, McCullough, Miller, Pfrommer, Pittaro, Rosenberg
12. Motion / to adopt resolution setting the Time and Days for Special and Regular Meetings for Planning Board. **Vote:** Aponte, Eykyn, Garth, Kearns, Kleiner, Levy, McCullough, Miller, Pfrommer, Pittaro, Rosenberg
13. Motion / to adopt resolution designating the Official Newspapers for the Planning Board as The Press of Atlantic City, The Mainland Journal and The Courier Post. **Vote:** Aponte, Eykyn, Garth, Kearns, Kleiner Levy, McCullough, Miller, Pfrommer, Pittaro, Rosenberg

PUBLIC HEARING(S):

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| <p>1. <u>SPPF 10-16</u>
 JSM Realty, LLC
 Zone: M-1, 7.521 acres, water/septic, applicant
 Received conditional preliminary/final major site plan approval to construct a 3,500 sq. ft. office area with a 7,700 square foot maintenance garage with 30 off-street parking spaces. The site will be enclosed with an eight (8) foot high chain link fence and within the area the applicant received approval for a construction storage yard with a stockpile and storage area, water station area and a vehicle fueling area with an above ground fuel tank. The applicant was granted preliminary and final major site plan approval with variance, checklist waivers, design waivers, relief. However, the board did not take action on the variance sought for the height of an accessory structure (Fuel Canopy). The applicant is returning to the Board requesting this relief only. CAFRA</p> | <p>“C” Variance Relief
 701/1
 6612 Delilah Road
 Waiver of Time – Not Granted</p> |
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Variance Relief:

1. **§225-7: Accessory Structure Height (Fuel Canopy): 15’ ft. permitted; 26.76’ ft. proposed.**

Motion / to grant requested variance relief. Vote: Aponte, Eykyn, Garth, Levy, Miller, Pittaro, Rosenberg

Motion / memorialize requested checklist waivers, design waivers, variance relief including §225-7: Accessory Structure Height (Fuel Canopy): 15’ ft. permitted; 26.76’ ft. proposed and conditional preliminary/final major site plan approval. Vote: Aponte, Eykyn, Garth, Levy, Miller, Pittaro, Rosenberg

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| <p>2. <u>SPPF 13-16</u>
 Wal-Mart
 Zone: RCD, 34.41± acres, applicant is seeking to modify Previously approved building mount signage, including number of building mounted signs, signage and vertical dimensions. CAFRA.</p> | <p>Prel./Final Major Site Plan
 2118/1, 16-21
 3801 Black Horse Pike &
 6820 Old Egg Harbor Road
 Waiver of Time – Not Granted</p> |
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Variance Relief:

1. **§225-63A: Building Mounted Signage – Quantity:**
 1 sign permitted; 4 granted per original variance relief; applicant proposing 5.

- 2. **§225-63A1: Building Mounted Signage – Area:**
250 sq. ft. permitted; 550.64 Sq. ft. granted per original variance relief; applicant prop. 689.49 sq. ft.
- 3. **§225-63A3: Building Mounted Signage – Vertical Dimension (Spark Logo):**
5’ ft. permitted, 8’ ft. granted per original variance relief; applicant proposing 9.5’ Ft.

Motion / to grant requested variance relief. Vote: Aponte, Eykyn, Garth, Kearns, Kleiner Levy, McCullough, Miller, Pfrommer, Pittaro, Rosenberg

Motion / to grant conditional preliminary and final major site plan. Vote: Aponte, Eykyn, Garth, Kearns, Kleiner Levy, McCullough, Miller, Pfrommer, Pittaro, Rosenberg

MEMORIALIZATION OF RESOLUTIONS(S):

1. <u>SDF 19-02</u> H J & J “Green Springs South”	Extension of Time 4101/50 & 51 Ivins Avenue
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<u>SDF 20-02</u> H J & J “Green Springs North”	Extension of Time 4101/50, 51, & 53 Ivins Avenue
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Motion / memorialize resolution to withdraw/rescind all three (3) one-year extension(s) of time pursuant to N.J.S.A. 40-55D-52 for the application(s) known as SDF 19-02, H J & J – Green Springs South, block 4101/lot(s) 50-51 and SDF 20-02, H J & J – Green Springs North, block 4101/lot(s) 50, 51 & 53. Vote: Vote: Aponte, Eykyn, Garth, Levy, Miller, Pittaro, Rosenberg

SUMMARY MATTER(S):

- 1. **Discussions of matters pertaining to the Board:**

SECTION I:

- a. **General public discussion:**

Motion	/	to open public portion
Motion	/	to close public portion

The next regular meeting of the Planning Board is scheduled for **Monday, February 13, 2017, 5:00 p.m., prevailing time.**
Vote: Aponte, Eykyn, Garth, Kearns, Kleiner Levy, McCullough, Miller, Pfrommer, Pittaro, Rosenberg

Motion / to adjourn at P.M. Vote: Aponte, Eykyn, Garth, Kearns, Kleiner Levy, McCullough, Miller, Pfrommer, Pittaro, Rosenberg

Theresa Wilbert, Secretary