



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

**PLANNING BOARD AGENDA**  
**REGULAR AND REORGANIZATION MEETING**  
January 14, 2018, 5:00 P.M. (prevailing time)

Final Edition: 01-08-19

**2018 Regular Meeting Dates**

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

**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.  
Mayor Paul Hodson  
Robert Levy  
Stephen Mazur, Alt. #II  
Peter Miller, Township Administrator  
Committeewoman Laura Pfrommer  
Paul Rosenberg, 2<sup>nd</sup> Vice-Chairman  
Victoria Schiffler  
Phil Todd, Alternate #I

**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, Hodson Levy, Mazur, Miller, Pfrommer, Rosenberg, Schiffler, Todd

**MOTION / TO RECONVENE THE PUBLIC MEETING.** **VOTE:** Aponte, Eykyn, Garth, Hodson Levy, Mazur, Miller, Pfrommer, Rosenberg, Schiffler, Todd

**RE-ORGANIZATION:**

1. Motion / to nominate/appoint \_\_\_\_\_ as **Chairperson** for the Planning Board. **Vote:** Aponte, Eykyn, Garth, Hodson Levy, Mazur, Miller, Pfrommer, Rosenberg, Schiffler, Todd
2. Motion / to nominate/appoint \_\_\_\_\_ as **Vice-Chairperson** for the Planning Board. **Vote:** Aponte, Eykyn, Garth, Hodson Levy, Mazur, Miller, Pfrommer, Rosenberg, Schiffler, Todd
3. Motion / to nominate/appoint \_\_\_\_\_ as **2<sup>nd</sup> Vice-Chairperson** the Planning Board. **Vote:** Aponte, Eykyn, Garth, Hodson Levy, Mazur, Miller, Pfrommer, Rosenberg, Schiffler, Todd
4. Motion / to nominate/appoint \_\_\_\_\_ as **Secretary** to the Planning Board. **Vote:** Aponte, Eykyn, Garth, Hodson Levy, Mazur, Miller, Pfrommer, Rosenberg, Schiffler, Todd
5. Motion / to nominate/appoint \_\_\_\_\_ as **Solicitor** for the Planning Board. **Vote:** Aponte, Eykyn, Garth, Hodson Levy, Mazur, Miller, Pfrommer, Rosenberg, Schiffler, Todd

6. Motion / to nominate/appoint \_\_\_\_\_ as **Planner** for the planning Board. **Vote:** Aponte, Eykyn, Garth, Hodson Levy, Mazur, Miller, Pfrommer, Rosenberg, Schiffler, Todd
7. Motion / to nominate/appoint \_\_\_\_\_ as **Alternate Planner** for the Planning Board. **Vote:** Aponte, Eykyn, Garth, Hodson Levy, Mazur, Miller, Pfrommer, Rosenberg, Schiffler, Todd
8. Motion / to nominate/appoint \_\_\_\_\_ as **2<sup>nd</sup> Alternate Planner** for the Planning Board. **Vote:** Aponte, Eykyn, Garth, Hodson Levy, Mazur, Miller, Pfrommer, Rosenberg, Schiffler, Todd
9. Motion / to nominate/appoint \_\_\_\_\_ as **Engineer** for the Planning Board. **Vote:** Aponte, Eykyn, Garth, Hodson Levy, Mazur, Miller, Pfrommer, Rosenberg, Schiffler, Todd
10. Motion / to nominate/appoint \_\_\_\_\_ as **Alternate Engineer** for the Planning Board. **Vote:** Aponte, Eykyn, Garth, Hodson Levy, Mazur, Miller, Pfrommer, Rosenberg, Schiffler, Todd
11. Motion / to nominate/appoint \_\_\_\_\_ as **2<sup>nd</sup> Alternate Engineer** for the Planning Board. **Vote:** Aponte, Eykyn, Garth, Hodson Levy, Mazur, Miller, Pfrommer, Rosenberg, Schiffler, Todd
12. Motion / to adopt resolution setting the Time and Days for Special and Regular Meetings for Planning Board. **Vote:** Aponte, Eykyn, Garth, Hodson Levy, Mazur, Miller, Pfrommer, Rosenberg, Schiffler, Todd
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, Hodson Levy, Mazur, Miller, Pfrommer, Rosenberg, Schiffler, Todd

**PUBLIC HEARING(S):**

**1. SPPF 03-14 (Amended)  
JTD Realty Group, LLC**

Zone: M-1, 4.54 acre site, applicant was previously granted preliminary and final major site plan approval

**Amend. Prel./Final Site Plan  
701/4**

6626 Delilah Road

**Waiver of time – Not Granted**

(May 19, 2014) to construct four (4) buildings which included an office and warehouse use in each. Applicant returned in October, 2017 and received amended preliminary/final site plan approval to eliminate three (3) of the previously approved four (4) buildings which had 2,000 sf. of office and 5,000 sq. ft. of warehouse use in each, as well as additional parking spaces. The outdoor storage area would be increase to approximately 87,400 sq. ft. and would be utilized for the outdoor storage of equipment and material.

Applicant is now seeking to amend the site plan approval granted October, 2017 to perform routine maintenance repairs on its fleet of waste trucks inside the warehouse facility, and to utilize the facility for the routine maintenance repairs for a fleet of waste trucks. Repairs include oil, coolant, transmission fluid changes, tire changes, brake repairs. Other minor repairs would include but not limited to replacement of water pumps, alternators, starter belts, lights and hoses. No major transmission or engine repair will be performed on site. These will be sent off-site to facilities who specialize in truck repairs.

Applicant proposes to maintain 14 tires stored on site, all located within the warehouse. A third party tire service company will engage for the purpose of delivering, inventory control, and disposal of used tires. No new or used tires will be stored outside the warehouse facility. Applicant anticipates that five (5) mechanics will be on site and would have shifts from 5:00 a.m. to 2:00 p.m. until 10 p.m. each service day.

The applicant received administrative approval on October 16, 2018 for the basin redesigned due to the existing storage are existing on site. No other improvements or uses were proposed.

Applicant now submits an amended site plan application for the storage of empty roll-off containers in the outside storage area located in the rear of the property. Roll-off containers are approximately 185 sq. ft. in size and they anticipate a maximum of 25 of them to be stored. Along with the roll-off containers they applicant would like to store 40 residential was containers, each ranging from 19 to 36 sq. ft. in size and undisclosed amount of residential toters that are 4 sq. ft. in size.

There is presently an above ground fuel tank located on the site for the filling of vehicles. CAFRA

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

Motion / to grant requested conditional amended preliminary and final major site plan approval.  
Vote: Aponte, Eykyn, Garth, Hodson Levy, Mazur, Miller, Pfrommer, Rosenberg, Schiffler, Todd

2. **SPPF 04-18** Preliminary/Final Major Site Plan  
**Buddhist Mind Temple** 1813/114  
Zone: RG-2, 4.85 acres, sewer/water, applicant 6310 Reega Avenue  
Proposing to construct a new 12,460 sq. ft. Buddhist Temple Waiver of Time –Not Indicated  
with seating for 150 people in a series of three (3) phases. Phase I will consist of a 2,300 sq. ft. building and a 1,190 Sq. ft. gathering area. Phase II will consists of a building and parking lot expansion and phase III will consist of a rear deck expansion. Additional improvements include two (2) stormwater management basins, landscaping and lighting. All existing structures are to remain. The existing dwelling is to remain and will be used as a monastery/rectory for the monk assigned to the proposed temple. Pinelands c/f: #2006-0368.002 dated: 2/2/18.

**Checklist Waiver(s):**

1. **Item #10:** Existing and proposed elevations and contours at one-foot intervals.

**Design Waiver(s):**

1. **§94-14B:** Environmental impact statement

**Variance Relief:**

1. **§225-7:** Front yard setback – Monastery: 0.10' existing single-family dwelling prop., 25' ft. req.  
2. **§225-55A:** Driveway width: 25' ft. prop.; 30' ft. req.

Motion / to grant requested checklist waiver(s): Vote: Aponte, Eykyn, Garth, Hodson Levy, Mazur, Miller, Pfrommer, Rosenberg, Schiffler, Todd

Motion / to grant requested design waiver(s): Vote: Aponte, Eykyn, Garth, Hodson Levy, Mazur, Miller, Pfrommer, Rosenberg, Schiffler, Todd

Motion / to grant requested variance relief: Vote: Aponte, Eykyn, Garth, Hodson Levy, Mazur, Miller, Pfrommer, Rosenberg, Schiffler, Todd

Motion / to grant requested conditional preliminary and final major site plan approval for phase I, phase II and Phase III. Vote: Aponte, Eykyn, Garth, Hodson Levy, Mazur, Miller, Pfrommer, Rosenberg, Schiffler, Todd

3. **SPPF 08-18** Preliminary/Final Major Site Plan  
**DJ Polistina, LLC** 1101/1 & 2  
Zone: GC, 4.33 acres, sewer/water, 2575 Tilton Road  
Applicant seeking preliminary and final major site plan Waiver of Time—Not Indicated  
To renovate the existing “Wonder Bread” building. The existing building is approximately 6,505 sq. ft. in size. The applicant proposes utilize 2,200 sq. ft. of the building for auto repair, 1,480 sq. ft. for office and 2,825 sq. ft. of warehouse space. The applicant is proposing 24 paved parking spaces. Other improvements will include drainage and landscaping. Pinelands c/f:#1993-1198.003 dated: 6/5/18.

**Checklist Waiver(s):**

1. **Item #6:** Updated certified list of owners within 200' ft.  
2. **Item #10:** Existing topography 100' ft. past property  
3. **Item #15:** Site characteristics maps  
4. **Item #18f:** Calculations for groundwater recharge  
5. **Item #20:** Traffic report

**Design Waiver(s):**

1. **§94-14B:** Environmental impact statement

**Variance(s):**

1. **§225-55.F:** Curbing  
2. **§225-55.I:** Parking lot paving

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

**Motion / to grant requested checklist waiver(s):** **Vote:** Aponte, Eykyn, Garth, Hodson Levy, Mazur, Miller, Pfrommer, Rosenberg, Schiffler, Todd

**Motion / to grant requested design waiver(s):** **Vote:** Aponte, Eykyn, Garth, Hodson Levy, Mazur, Miller, Pfrommer, Rosenberg, Schiffler, Todd

**Motion / to grant requested variance relief:** **Vote:** Aponte, Eykyn, Garth, Hodson Levy, Mazur, Miller, Pfrommer, Rosenberg, Schiffler, Todd

**Motion / to grant requested conditional preliminary and final major site plan approval.** **Vote:** Aponte, Eykyn, Garth, Hodson Levy, Mazur, Miller, Pfrommer, Rosenberg, Schiffler, Todd

**MEMORIALIZATION OF RESOLUTIONS(S):**

1. **SD 04-18** **Minor Subdivision**  
**Estate of Spengler** **5608/23**  
**1232 Old Zion Road**

**Motion / to approve resolution granting requested checklist waiver(s) and conditional minor subdivision approval:** **Vote:** Eykyn, Garth, Hodson, Levy, Pfrommer, Rosenberg, Schiffler, Todd

2. **SPPF 08-17/A/R1** **Amend. Prel//Final Major Site Plan**  
**Pioneer Pipe** **1020/1 & 1021/1**  
**110 Repetto**

**Motion / to approve resolution granting requested checklist waiver(s), variance relief, and amended conditional preliminary and final major site plan approval:** **Vote:** Eykyn, Garth, Hodson, Levy, Pfrommer, Rosenberg, Schiffler, Todd

3. **SD 03-18 and SPPF 06-16** **Minor Subdivision**  
**Tower Ave., LLC** **Amend. Prel/Final Major Site Plan**  
**1508/35.01**  
**6028 Black Horse Pike**

**Motion / to approve resolution granting requested checklist waiver(s), design waivers, variance relief, conditional minor subdivision approval and amended conditional preliminary and final major site plan approval phase I and amended condition preliminary site plan approval phase II.** **Vote:** Eykyn, Garth, Hodson, Levy, Pfrommer, Rosenberg, Schiffler, Todd

**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**

**Motion / to approval December 17, 2018.** **Vote: Vote:** Eykyn, Garth, Hodson, Levy, Pfrommer, Rosenberg, Schiffler, Todd

The next regular meeting of the Planning Board is scheduled for **Monday, February 11, 2019, 5:00 p.m., prevailing time.** **Vote:** Aponte, Eykyn, Garth, Hodson Levy, Mazur, Miller, Pfrommer, Rosenberg, Schiffler, Todd

**Motion / to adjourn at** **P.M.** **Vote:** Aponte, Eykyn, Garth, Hodson Levy, Mazur, Miller, Pfrommer, Rosenberg, Schiffler, Todd

Theresa Wilbert, Secretary