



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

**PLANNING BOARD AGENDA**  
**REGULAR AND REORGANIZATION MEETING**  
January 29, 2018, 5:00 P.M. (prevailing time)

Final Edition: 01-22-18

**2018 Regular Meeting Dates**

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

**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 **2<sup>nd</sup> 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 **2<sup>nd</sup> 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 **2<sup>nd</sup> 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):**

- |  |   |
|--|---|
| <ol style="list-style-type: none"> <li>1. <b><u>SPPF 03-14 (Amended)</u></b><br/> <b>JTD Realty Group, LLC</b><br/>           Zone: M-1, 4.54 acre site, applicant was previously granted preliminary and final major site plan approval<br/>           (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.</li> </ol> | <b>Amend. Prel./Final Site Plan</b><br><b>701/4</b><br>6626 Delilah Road<br><b>Waiver of time – Not Granted</b> |
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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. CAFRA

**Checklist Waiver(s):**

1. **Item #6:** **Certified list of owners**
2. **Item #9:** **Updated survey**

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

**Motion / to granted requested checklist waiver(s).** **Vote:** Aponte, Eykyn, Garth, Kearns, Kleiner, Levy, McCullough, Miller, Pfrommer, Pittaro, Rosenberg

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

**MEMORIALIZATION OF RESOLUTIONS(S):**

1. **SPPF 08-17** Preliminary/Final Major Site Plan  
**Pioneer Pipe Contractors** 1020/1 & 1021/1  
110 Repetto

**Motion / to memorialize resolution granting requested checklist waiver(s), design waiver(s), variance relief, and conditional preliminary and final major site plan approval.** **Vote:** Aponte, Garth, Levy, McCullough, Miller, Pfrommer, Pittaro, Rosenberg

2. **SPPF 09-17** Preliminary and Final Major Site Plan  
**SJJA Real Estate, LLC** 5505/19-24  
**“Bright Stars Gymnastics”** 3314-3320 Bargaintown Road

**Motion / to memorialize resolution granting requested checklist waiver(s), design waiver(s), variance relief, and conditional preliminary and final major site plan approval.** **Vote:** Eykyn, Garth, Levy, McCullough, Miller, Pfrommer, 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 12, 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