



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

PLANNING BOARD AGENDA
REGULAR MEETING

Monday, February 8, 2016, 5:00 P.M. (prevailing time)

Final Edition: 02-02-16

2016 Regular Meeting Dates

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

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

A 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, Vice-Chairman
Charles Eykyn
James Garth, Sr., Chairman
Frank Kearns
Dennis Kleiner, Alt.#1
Robert Levy

Mayor James J. McCullough, Jr.
Peter Miller, Township Administrator
Committeewoman Laura Pfrommer
Daniel Pittaro, Alt.#11
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,

MINOR SUBDIVISION:

<p>1. SD 07-15 Robert and Arlene Fischer Zone: RG-2, 8.57 +/- acres, sewer/water The applicant is proposing to consolidate two lots in order to create three parcels. One of each existing home will be contained on two (2) of the individual lots and the newly create lot, in the future, will contain a detached single-family dwelling. Pinelands C/F#2015-0072.001 dated 7-22-15.</p>	<p>Minor Subdivision 3909/34&35 428 & 432 Oakland Avenue Waiver of time-Not Granted</p>
---	--

Checklist Waiver(s):

1. Item#11: Proposed dimensions to existing and proposed buildings

Design Waiver(s):

1. #94-28H(1) Open Space/Recreation

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

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

Motion / to grant conditional minor subdivision approval Vote: Aponte, Eykyn, Garth, Kearns, Kleiner, Levy,

PUBLIC HEARING(S)

- | | |
|---|---|
| <p>1. SPPF14-15
 AMI-Real Estate, LLC
 Zone, HB, 2.7 acres +/-, sewer/water</p> | <p>Preliminary and Final Major Site Plan
 1901/11&12
 Waiver of time-Not Granted</p> |
|---|---|
- The applicant is seeking approval to construct two (2) medical buildings in two phases. The existing doctor's office on lot#11 and the single family dwelling on lot#12 are both to be demolished. The applicant is proposing a 14,847 square foot building as part of phase I and a 6086 square foot building in phase II. Applicant proposing 114 paved parking lot, curbing, sidewalk, landscaping and stormwater management for the site. Pinelands C/F#1981-1931.002 dated 12-4-15.

Checklist Waiver(s):

- | | |
|---------------------|---|
| 1. Item#23: | Utilities Plan at the same scale of plan |
| 2. Items23A: | Location of existing utility structures |
| 2. Item#23B: | Utilities Letters |

Variance Relief:

- | | | |
|------------------------|--|---|
| 1. §225-7: | Accessory structure side yard setback: | 10 ft. prop.; 20 ft. req. |
| 2. §225-7: | Front yard parking setback (Spruce Ave.): | 19 ft. prop.; 20 ft. req. |
| 3. §225-55A: | Drive entrances width (Spruce Ave.): | 27 ft. prop.; 30 ft. req. |
| 4. §225-55B: | Minimum curb returns (Spruce Ave.): | 20 ft. prop.; 25 ft. req. |
| 5. §225-63A: | Building mounted signs-Quantity: | 6 prop; 1 permitted |
| 6. §225-63B(2): | Area of Freestanding Signs: | 150 sf. prop.; 135 sf. permitted |
| 7. §225-63B(3): | Number of Freestanding signs: | 3 prop.; 2 permitted |
| 8. §225-63B(7): | Freestanding Sign Setback: | |
| | (Black Horse Pike): | 7 ft. prop.; 25 ft. req. |
| | (Spruce Ave.) | 10 ft. prop.; 25 ft. req. |

Design Waiver(s):

- | | |
|---------------------------------|--|
| 1. §94-8.H. | Basin in front yard buffer |
| 2. §94-22E(4)(e): | Landscaping stormwater basin |
| 3. §94-37B(5)(a): | Number of shade trees |
| 4. §94-44.E(1)(i)(1)(a): | Stormwater basin front yard setback |
| 5. §94-44.E(1)(i)(1)(b): | Stormwater basin landscaped perimeter |
| 6. §94-44.E(1)(j)(1)(b): | Stormwater basin perimeter width |

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

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

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

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

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

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

- | | |
|--|---|
| <p>2. SPPF12-15
 Atlantic City Electric Company
 Zone, RG-2 & P0-1, 117.07 +/- acres</p> | <p>Preliminary and Final Major Site Plan
 1601/6&7
 3047 & 3051 English Creek Avenue
 Waiver of Time-Granted</p> |
|--|---|
- Applicant proposes to expand the existing fence enclosure to accommodate the upgrades at the Cardiff Substation. Upgrades include a new 138 kV and 230 kV line terminals and a new 230/138 kV transformer, new control enclosure and two (2) stormwater management basins. Other improvements include constructing concrete foundations for the electrical infrastructure, stone surfacing for the newly expanded yard area and the re-stoning of the existing yard. Pinelands C/F#1981-

Checklist Waiver(s):

- 1. **Item#23:** Utilities Plan at the same scale of the site plan
- 2. **Item#23A:** Location of existing utility structures
- 3. **Item#26:** Design of off street parking and loading areas
- 4. **Item#31:** Natural Resources Inventory
- 5. **Item#35:** Typical floor plans and building view/elevations

Variance Relief:

- 1. **§225-7:** Accessory Structure Front Yard Setback: 1 ft. prop.; 50 ft. req.
(Future R-O-W English Creek Ave.)
- 2. **§225-7:** Accessory Structure Height (electrical Infrastructure): 75' ft. exist/prop; 15' req.
- 3. **§225-14.1.C:** Fence Height: 7 ft. prop.; 4 ft. req.
(6' ft. fence/1' ft. barbwire)
- 4. **§225-14.1.Q:** Fence Materials: Barbed wire fences prohibited in residential zones except when used
in connection with farms and farm operations (1 ft. barbed wire prop.)
- 5. **§225-55.I.:** Off-Street Parking Surface: Stone prop.; paved bituminous req.

Design Waiver(s):

- 1. **§94-9:** Community Impact Statement
- 2. **§94-11.A:** Curb and gutters
- 3. **§94-14:** Environmental Impact Statement
- 4. **§94-22.A.2:** Survey of 15" diameter trees
- 5. **§94-22.E.(4):** Landscaping for stormwater basin (fenced)
- 6. **§94-23.H&K:** Lighting
- 7. **§94-37.B(5)(a):** Shade tree planting
- 8. **§94-37.C(5)(a):** Street tree planting
- 9. **§94-44E(1)(i)(13):** Basin landscaping

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

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

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

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

Motion / to grant requested conditional preliminary and final major site plan approval. Vote: Aponte, Eykyn, Garth, Kearns, Kleiner, 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, March 21, 2016, 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

