



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

PLANNING BOARD AGENDA
REGULAR MEETING
February 13, 2017, 5:00 P.M. (prevailing time)

Final Edition: 02-10-17

2017 Regular Meeting Dates

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 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, V-Chair.
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. #II
Paul Rosenberg, 2nd V-Chair.

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,

PUBLIC HEARING(S):

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| <p>1. SPPF 16-16
Harbor Auto Recyclers
Zone: RI, 9.12 acres, water/septic, application submitted pursuant to settlement agreement dated February 2, 2016, project site is an existing auto recycling/savage yard, applicant proposes to construct a 74,000 sq. ft. concrete pad to support their existing auto recycling/salvage center along with proposing a new 3,200 sq. ft. building and a 720 sq. ft. carport (greening area), 14 additional paved parking spaces in front of buildings along Ocean Heights Avenue for a total of 35 parking spaces. Other improvements include enlargement of existing basin for storm water runoff and landscaping proposed along northerly edge of property along frontage of Ocean heights Avenue. CAFRA.</p> | <p>Prel./Final Major Site Plan
6715/4 & 4.01
3037 Ocean Heights Ave. & Linwood Ave.
Waiver of time—Not Granted</p> |
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Checklist Waiver(s):

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| <p>1. Item #13:</p> <p>2. Item #14:</p> <p>3. Item #35:</p> | <p>Landscaping plan</p> <p>Lighting plan</p> <p>Architectural plan</p> |
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Design Waiver(s):

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| <p>1. §94-8F:</p> <p>2. §94-11A:</p> <p>3. §94-22A(10):</p> <p>4. §94-22B:</p> <p>5. §94-22C(1):</p> | <p>Buffer to residential zone</p> <p>Curbing on-site</p> <p>Irrigation systems</p> <p>Landscaping in rear yard</p> <p>Landscape buffer to residential zone</p> |
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- 6. §94-22C(2): Landscape buffer in front and side yards
- 7. §94-22D(1): Parking area landscaping
- 8. §94-22E(3)b: Basin landscaping
- 9. §94-23: Lighting
- 10. §94-37B(5)(a): Shade trees
- 11. §94-44E(1)(i): Basin within side yard

Variance Relief (Non-conforming):

- 1. §225-7: Front Yard: 25' ft. prop. (new bldg); 17.8' ft. (existing bldg); 50' ft. req.
- 2. §225-7: Accessory Bldg. Height: 22' ft. prop.; 15' ft. req. (Settlement has allowed variance for development)
- 3. §225-55F: Parking Lot Curbing: Applicant not proposing curbing around the existing parking spots but is proposing curbing around the proposed parking spaces facing Ocean Heights Avenue (partial variance required. Settlement has allowed this variance for development)
- 4. §225-63A: Bldg. Mount Sign Quantity: 1 permitted; 4 prop. (Settlement has allowed variance for development due to existing conditions)
- 5. §225-63B(1): Freestanding Sign Height: 15.5' ft. prop. 15' ft. permitted (Settlement has allowed this variance for For the development due to this sign being an existing condition)

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

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

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

Motion / to grant requested conditional preliminary and final major site plan approval pursuant to settlement agreement dated February 2, 2016. Vote: Aponte, Eykyn, Garth, Kearns, Kleiner, Levy, McCullough, Miller, Pfrommer, Pittaro, Rosenberg

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| <p>2. <u>SPPF 09-16</u>
 Egg Harbor (English Creek) DG, LLC.
 “Dollar General”
 Zone: NB, 1.88 acres, water/sewer, applicant
 Is proposing to construct a 9,313 sq. ft. “Dollar General” retail store with 32 parking spaces. Other improvements include signage, landscaping, stormwater. Site currently contains one (1) single family dwelling that is 50 years or older which is proposed to be demolished. Pinelands c/f (inconsistent): #2016-0040.001, dated August 12, 2016.</p> | <p>Preliminary/Final Major Site Plan
 1613/87
 3081 English Creek
 Waiver of time –Granted</p> |
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Checklist Waiver(s):

- 1. **Item #21:** Fiscal impact report
- 2. **Item #23(b):** Letter of availability (water/sewer)
- 3. **Item #27:** Photograph from opposite side of street

Design Waiver(s):

- 1. §94-22(D)(1): Landscaping
- 2. §94-18I: Fire lanes

Variance Relief:

- 1. §225-55B: **Curb Radii:** minimum curb radii for fire lanes: 25' ft. required; 15' ft. proposed.
- 2. §225-55N(4): **Loading Area:** Fire zones shall not be used as standing, loading or unloading areas unless otherwise permitted. Applicant proposes a design that differs from requirements set forth within the municipal code.
- 3. §225-63B(2): **Freestanding sign area:** 44 sq. ft. permitted; 50.63 sq. ft. proposed.

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

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

Motion / to grant 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

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| <p>3. SD 06-16
SPPF 12-16
HSC Egg Harbor
"Tractor Supply"
Zone: HB & RG-2, 8.98 acres, water/sewer,
applicant is proposing to re-align property lines of lot(s) 1 and 30. Proposed lot 1 will contain 4.47 acres and lot 30 will contain 4.47 acres. The applicant is proposing on lot 1 to develop a 19,097 sq. ft. building, a fenced in outdoor display area, sidewalk display area and a permanent trailer equipment display area of 20,963 sq. ft. Applicant is proposing 67 vehicle parking spaces and three (3) spaces for trailer/trucks for a total of 70 parking spaces. Other proposed improvements include a storm water management basin, landscaping, lighting and signage. Pinelands c/f:</p> | <p>Minor Subdivision
Preliminary/Final Major Site Plan
1901/1 and 30
6501 Black Horse Pike
Waiver of time – Not indicated</p> |
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Checklist Waiver(s) – Minor Subdivision:

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| <p>1. Item #3: Key map
2. Item #5: Existing topography at one-foot intervals within property and extending 100' ft. from property lines

3. Item #11: Locations of all existing structures, setbacks, uses and will be retained or removed
4. Item #13: Sight triangles, radii of curb line, and street sign locations
5. Item #17: Soil boring information
6. Item #19: proposed connections to existing water supply and sanitary sewer systems.
7. Item #21: location of temporary stakes</p> |
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Checklist Waiver(s) – Major Site Plan:

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| <p>1. Item #3: Key map
2. Item #10: Existing and proposed elevations and contours at 1' ft. intervals
3. Item #15: Site characteristics map
4. Item #20: Traffic report
5. Item #23: Utility plan</p> |
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Design Waiver(s):

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| <p>1. §94-8H: Buffer
2. §94-9: Community impact statement
3. §94-14: Environmental impact statement
4. §94-44E(1)(i)[1]: Stormwater – basin in front yard
5. §94-44E(1)(i)[14]: Stormwater – fence
6. §94-44E(1)(i)[15]: Stormwater – access
7. §94-44E(1)(j)[1][b]: Stormwater – embankment width
8. §94-44E(1)(j)[2]: Basin freeboard</p> |
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Variance Relief:

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| <p>1. §225-7: Side yard setback: 18.05 ft. prop.; 20' ft. req.
2. §225-16: Outdoor selling or storage- front setback (Ridge Ave): 23' ft. prop.; 50' ft. req.
3. §225-16: Outdoor selling or storage-side setback: 18.18' ft. prop.; 20' ft. req.
4. §225-56A: Off-street parking: 70 spaces prop.; 98 req.
5. §225-14.1C: Maximum Fence Height: 8' ft. prop.; 4' ft.req.
6. §225-16: Outdoor selling or storage – area: 20,963 sq. ft. prop.; ≤ 19,097 sq. ft. req.
7. §225-55E: Parking – buffers: 10' ft. separation between bldg. and parking area with a minimum of four (4) feet for sidewalk and five (5) feet for landscaping. Applicant not providing landscaping strip between the building and parking area.
8. §225-M(7): Parking standards – landscaping strip: parking shall be located 10' ft. from building and provide a landscaped strip between the sidewalk and building a minimum of four (4) feet in width. The applicant is not providing the landscaped strip between the building and sidewalk.</p> |
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Motion / to grant requested checklist waiver(s): Minor Subdivision. Vote: Aponte, Eykyn, Garth, Kearns, Kleiner, Levy, McCullough, Miller, Pfrommer, Pittaro, Rosenberg

Motion / to grant requested checklist waiver(s): Preliminary/Final Major Site Plan. Vote: Aponte, Eykyn, Garth, Kearns, Kleiner, Levy, McCullough, Miller, Pfrommer, Pittaro, Rosenberg

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

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

Motion / to grant requested conditional minor site plan approval. 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

<p>4. SPPF 14-16 Radiant Energy, LLC Zone: M1, 22.35 acre site, no sewer/water, Applicant proposes to install two (2) ground mounted solar array systems with a total of 11,358 panels. One system will be located entirely on Lot 113 and will be interconnected to the existing EPA treatment facility on the lot located in the City of Pleasantville. The second system will be located on Lot 8 and will consist of 8,460 panels to be connected to the electric grid to provide energy to the grid. The location of this proposal is the Price’s Landfill, which is now a capped landfill. CAFRA.</p>	<p>Preliminary/Final Major Site Plan 801/8 and 113 2533, 2537 Saw Mill Road Waiver of Time – Not Granted</p>
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Checklist Waiver(s):

- 1. **Item #6:** Name and address of owner/applicant and owners of land within 200’f.
- 2. **Item #9:** Certified survey of the property
- 3. **Item #13:** Landscaping plan
- 4. **Item #14:** Lighting and signage plan
- 5. **Item #15:** Site characteristics map
- 6. **Item #16:** Location of wetland areas and required wetland transition areas
- 7. **Item #17:** Copy of existing and/or proposed protective covenants, deed restrictions
- 8. **Item #23:** Utility plan

Variance Relief:

- 1. **§225-7: Side Yard Setback:** Applicant is proposing to install a ground mounted solar array on Lot 8 which will have a side yard setback of -0- feet measured to the adjacent lot (block 190 lot 3) located within the City of Pleasantville

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

Motion / to grant 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

MEMORIALIZATION OF RESOLUTIONS(S):

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| <p>1. SPPF 13-16
 Wal-Mart</p> | <p>Prel./Final Major Site Plan
 2118/1, 16-21
 3801 Black Horse Pike &
 6820 Old Egg Harbor Road</p> |
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Motion / to memorialize resolution granting requested variance relief and conditional preliminary and final major site plan. Vote: Aponte, Eykyn, Garth, Kearns, Kleiner Levy, McCullough, Miller, Pfrommer, Pittaro, Rosenberg

SUMMARY MATTER(S):

1. Discussions of matters pertaining to the Board:

- a. **Egg Harbor Township Ordinance No. 3-2017 an ordinance to amend the Code of the Township of Egg Harbor, Chapter 225, thereof entitled "Zoning", specifically to add a new subsection 225.40.1 entitled "Affordable Housing Overlay Zone B".**

Motion / to recommend Ordinance No. 3-2017 to Township Committee for review and approval finding it meets the requirements and is consistent with the Master Plan. Vote: Aponte, Eykyn, Garth, Kearns, Kleiner, Levy, McCullough, Miller, Pfrommer, Pittaro, Rosenberg

- b. **Egg Harbor Township Ordinance No. 4-2017 an ordinance to amend the Code of the Township, Chapter 225, Section 225-7, schedule of area, yard and building requirements, to include a new zone AHO-B.**

Motion / to recommend Ordinance No. 4-2017 to Township Committee for review and approval finding it meets the requirements and is consistent with the Master Plan. Vote: Aponte, Eykyn, Garth, Kearns, Kleiner, Levy, McCullough, Miller, Pfrommer, Pittaro, Rosenberg

- c. **Egg Harbor Township Ordinance No. 5-2017 an ordinance to amend the code of the Township, Chapter 225, Section 225-5, Zoning Map, to include Block 1904, Lot 1, Block 1905, part of Lot 1 and Block 2001, Lots 1, 2, 3, & 4.**

Motion / to recommend Ordinance No. 5-2017 to Township Committee for review and approval finding it meets the requirements and is consistent with the Master Plan. Vote: Aponte, Eykyn, Garth, Kearns, Kleiner, Levy, McCullough, Miller, Pfrommer, Pittaro, Rosenberg

- d. **Motion / to approve regular planning board minutes of August 15, 2016. Vote:** Eykyn, Garth, Kearns, Levy, McCullough, Miller, Pfrommer, Pittaro,

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 20, 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