



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

**PLANNING BOARD AGENDA
REGULAR MEETING
March 20, 2017, 5:00 P.M. (prevailing time)**

First Edition: 03-10-17

2017 Regular Meeting Dates

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,

MEMORIALIZATION OF RESOLUTION(S):

1. **SPPF 16-16**
Harbor Auto Recyclers

**Prel./Final Major Site Plan
6715/4 & 4.01
3037 Ocean Heights & Linwood Ave.'s**

Motion / to memorialize resolution granting requested checklist waiver(s), design waiver(s), variance relief, and conditional preliminary and final major site plan approval pursuant to settlement agreement dated February 2, 2016. Vote: Eykyn, Garth, Kleiner, Hodson, Miller, Pfrommer, Pittaro

2. **SPPF 09-16**
**Egg Harbor (English Creek) DG, LLC.
"Dollar General"**

**Preliminary/Final Major Site Plan
1613/87
3081 English Creek**

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, Kleiner, Hodson, Miller, Pfrommer, Pittaro

3. **SD 06-16**
SPPF 12-16
**HSC Egg Harbor
"Tractor Supply"**

**Minor Subdivision
Preliminary/Final Major Site Plan
1901/1 and 30
6501 Black Horse Pike**

Motion / to memorialize resolution granting requested checklist waiver(s), design waiver(s), variance relief, conditional minor subdivision and conditional preliminary and final major site plan approval. Vote: Eykyn, Garth, Kleiner, Hodson, Miller, Pfrommer, Pittaro

4. **SPPF 14-16**
Radiant Energy, LLC

Preliminary/Final Major Site Plan
801/8 and 113
2533, 2537 Saw Mill Road

Motion / to memorialize resolution granting requested checklist waiver(s), variance relief, and conditional preliminary and final major site plan approval. Vote: Eykyn, Garth, Kleiner, Hodson, Miller, Pfrommer, Pittaro

PUBLIC HEARING(S):

1. **SP 02-17**

ACRA Turf Club, LLC

Zone: HB, 1.08 acres, water/sewer, applicant is proposing to become a sub-tenant of 2,025 sq. ft., within the existing 9,526 sq. ft. Chickie and Pete's restaurant, utilizing this space as an off-track wagering facility pursuant to which is pursuant to N.J.S.A. 5.5-131(h), off-track wagering facilities are a permitted use in all commercial and industrial districts of all municipalities with the State. The proposed will result in minor changes to the current 332 seat restaurant, which will not be a 229 seat restaurant, 84 seats for off-track wagering, 6 seats for tellers at the pari-mutuel counter and 6 automated water stations for a total facility with 325 seats. Pinelands

Minor Site Plan
1602/51

6055 Black Horse Pike
Waiver of Time – **Not Granted**

Checklist Waiver(s):

1. **Item #9: Certified Survey**
2. **Item #18: Stormwater management plan**
3. **Item #10: Method of solid was storage and disposal**
4. **Item #23: Landsaping Plan**

Motion / to open public portion

Motion / to close public portion

Motion / to grant requested checklist waiver(s). 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

2. **SPPF 19-99**

Hidden Creek Golf Club, LLC

Zone: RA, 740.93 acres, septic/well, site is the existing Hidden Creek Gold Course and contains an 18-hole golf course with a driving range and ancillary structures including a clubhouse, maintenance building and guest lodge. Applicant is proposes to construct a sporting clay course with 15 shooting states along an 8' ft. wide trail surfaced with gravel or crushed shells. Applicant intends to utilize the existing parking area and clubhouse created in Phase 2 for the proposed use. The applicant is proposing to clear approximately one-half acre around six (6) of the shooting stations. CAFRA

Amended Major Site Plan
4502/1

75 Asbury Avenue
Waiver of time – **Granted**

Checklist Waiver(s):

1. **Item #2: Scale of no less than 1" equals 50' ft.**
2. **Item #3: Key map**

Motion / to open public portion

Motion / to close public portion

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

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

3. **SD 07-16/SPPF 15-16**

LIDL US Operations, LLC

Zone: RCD, 14 acre site, water/sewer, applicant Is proposing to subdivide block/lot: 2112/3 into two (2) lots. Proposed lot 3.01 will consist of 4.92 acres and will contain a 35,962 sq. ft. Lidl grocery store with 180 paved parking spaces.

Minor Subdivision
Preliminary/Final Major Site Plan
2112/3

6814 Black Horse Pike
Waiver of Time – **Not Granted**
The remaining parcel, proposed lot 3.02, will

consist of 9.08 acres and contain the existing building known as the Trocki Hebrew Academy. Other associated improvements include landscaping, stormwater management, utility and driveway improvements. CAFRA

Checklist Waiver(s): Major Site Plan:

1. **Item #15: Site characteristics map**
2. **Item #18(g): Storm water inspection, maintenance and repair plan**
3. **Item #23(b): Utility letter statement**

Variance(s):

1. **§225-38E(1): Traffic control driveway access:** One (1) access driveway to a public R-O-W for every 150' ft. of lot frontage on said R-O-W with a maximum of three (3) access roads on any one (1) public R-O-W and shall be at least 50' ft. from any property line and 100' ft. from the intersection of any public roads. Easterly property line of proposed lot 3.01 falls within the one way access driveway.
2. **§225-55(F): Parking & loading curb requirement:** Off-street parking area containing 20 or more spaces and all off-street loading areas shall have concrete curbing around perimeter of parking/loading areas. Applicant proposes an area of interior driveway not separated by concrete curbing from the parking spaces along the easterly building façade. Applicant requesting deviation from not installing curbing to delineate the island.
3. **§225-55(M)(7): Parking requirement:** Parking shall be located 10' ft. from the building and provide a landscaped strip between the sidewalk and building a minimum of 4' ft. in width. Applicant proposes landscaped planter areas spaced intermittently along façade of building rather than continuous strip.
4. **§225-63A(3): Building-mounted sign vertical dimension:** 8.2' ft. proposed; 5' ft. required

Motion / to open public portion

Motion / to close public portion

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

Motion / to grant requested conditional preliminary/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:**

Motion / to approve regular planning board minutes of September 19, 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, April 17, 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