

**TOWNSHIP OF EGG HARBOR
PLANNING BOARD**

April 15, 2013

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 was held on the above date, 5:30 p.m., prevailing time, Egg Harbor Township Hall, Egg Harbor Township, New Jersey. The Chairperson opened the meeting by reading the statement in compliance with the Open Public Meetings Act.

Roll Call Taken as Follow(s):

Manuel E. Aponte, Vice-Chairperson, present	Robert Levy, present
Milas Cook, Alt. #I, present	Mayor James J. McCullough, Jr., out-of-town
Charles Eykyn, present	Peter Miller, Township Administrator, present
James Garth, Sr., Chairperson, present	Paul Rosenberg, present
Frank Kearns, another engage.	MD Shamsuddin, Alt. #II, present
Township Committeeman Carman, present	

Board Member Rosenberg asked for a moment of condolences for the city of Boston and those individuals hurt in the Boston Marathon and at the J.F. Kennedy Memorial Library today.

PUBLIC HEARING(S):

- | | |
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| 1. SP 14-12 - (Amended) | Amended Prel./Final Major Site Plan |
| JESC Holdings, LLC | 5510/1, 4, & 5 |
| Zone: NB, 30,440.84 sq. ft. site, | 3393 Bargaintown Road |
| applicant received approval in | Waiver of Time – Not Granted |
| November, 2013, for an additional 34,978 sq. ft. of office space located within two (2) new buildings, with 21,378 sq. ft. to be phase I and the remaining 13,600 sq. ft. for phase II, as well as, 209 parking spaces. Applicant is now requesting to amend this approval to have only 23,970 sq. ft. of office space and to be all within one building not separate as was previously approved. Applicant is also seeking approval for 225 spaces with an option to have 14 more spaces for a total of 239 total parking spaces. CAFRA | |

Chris Baylinson, Esq., introduced himself as attorney for the applicant. He advised the applicant has submitted an amended application for the preliminary and final major site plan approval granted in November, 2012. He advised this was the site of the "old Cousins" restaurant.

Attorney Baylinson advised the application was originally approved for a campus setting with two (2) buildings and a walkway, however, the applicant is amending this application to join the two (2) buildings together. He stated this proposal will decrease the actual office area, however, the parking will increase.

Andy Schaeffer, P.E., New Jersey Licensed Engineer, Cantillon Boulevard, Mays Landing, duly sworn: Engineer Schaeffer advised the applicant was originally approved for a campus site setting with two (2) buildings and parking. He indicated both the existing building and the new would need the same infrastructure. He stated it was redundant and expensive.

Engineer Schaeffer he advised the applicant rethought the application and eliminated some of the proposed infrastructure that would allow for more green space eventhough additional parking is required. Engineer Schaeffer

stated this proposal, regardless of the change, still accomplishes the employee load.

Engineer Schaeffer stated this is not much of an amendment. He advised the grading is similar and the storm water was increased through the impervious coverage for the additional parking, however, the basin is still only a foot deep. Engineer Schaeffer stated there is an additional trash enclosure that is labeled, however, it is not needed. He indicated one can take care of the facility, as well, as the cleaning service.

Engineer Schaeffer stated this plan also shows there is extra space for the drive aisles. He advised the applicant will address all comments contained within the reports of the Board Professional's. He further noted the building design is the same as previously approved.

Attorney Baylinson advised there are no variance or design waivers requested for this amendment and the Board Planner and Engineer really had no comments. Engineer Schaeffer stated the applicant is proposing an additional 14 spaces. He advised the parking ratio actually is over the requirements. He stated the spaces create impervious coverage, but that has been addressed with the basin. Engineer Schaeffer stated there is an area for reserved parking if it is needed in the future.

Motion Rosenberg/Eykyn to open public portion. Vote 9 Yes

May the record reflect no one came forward

Motion Rosenberg/Eykyn to close public portion. Vote 9 Yes

Motion Eykyn/Levy to grant amended conditional preliminary and final major site plan approval. Vote 9 Yes: Aponte, Carman, Cook, Eykyn, Levy, Miller, Rosenberg, Shamsuddin, Garth

MEMORIALIZATION OF RESOLUTION(S):

- | | |
|---|---|
| 1. SP 10-11 (Amended)
Jersey Outdoor Media | Amended Minor Site Plan
9801/13
114 Margate Boulevard |
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May the record reflect: resolution was not ready for memorialization, therefore, no vote was taken.

SUMMARY MATTER(S):

1. **Discussions of matters pertaining to the Board:**

- SECTION I:** a. **Presentation:** Township Administrator, Peter Miller, will conduct a presentation concerning site improvements for the Egg Harbor Township Nature Reserve

Township Administrator Miller stated the Township is in the process to begin a project known as the Egg Harbor Township Nature preserve, which is the former location of Bob's Gravel Pit. He stated the site will be 260 acres with between 29 to 40 parking spaces proposed off of Zion Road. He stated this will be a public facility.

Township Administrator Miller stated originally this site was called Scullville Park, however, it is now the Egg Harbor Township Nature Preserve. He advised there will be an entrance and exit ramp into the site, however, the Township does not need County site plan approval because we are not changing anything.

Township Administrator Miller stated maybe sometime in June or July construction will begin. Board Member Cook asked if there will be any supervision at the facility. Township Administrator Miller stated the preserve will be open dawn to dusk. He advised there will be gate and it will be locked. He also stated there may have to be bollards in other areas. He advised the Township has been chasing out the quad and dirt bike traffic.

Township Administrator Miller stated the Township has been working with Atlantic City Electric Company because of the erosion. He stated there is a 35 acre pond that goes from 1' ft. to 10' ft. and the Township Arboretum is adjacent. He stated about a year ago the Township began removing the scrap metal from site, as well as, pipes and concrete. He stated there will be rules for the lake. He indicated people can bring in a boat or kayak, however, it must be brought in by hand.

Township Administrator Miller stated the Atlantic City High School was built with the sand that was removed from this pit. Board Member Levy asked if there will be bathrooms or a port-a-potty. Township Administrator Miller stated maybe corner of parking lot may have one. Township Committeeman Carman advised Fish and Wildlife are out there and are working with the Township.

Township Administrator Miller stated if there is no objection he would like to have the Board vote on the proposed and advising it is consistent with the Open Space Element of the Master Plan.

Motion Carman/Rosenberg finding the Egg Harbor Township Nature Preserve proposal is consistent with the Open Space Element of the Master Plan. Vote 9 Yes: Aponte, Carman, Cook, Eykyn, Levy, Miller, Rosenberg, Shamsuddin, Garth

Township Administrator Miller stated if the Board Members have any questions or suggestions to please advise him before the Township goes to bid.

Chairman Garth stated there are a few students present from Stockton State Collage who are involved with environmental studies. Township Administrator Miller and Township Committeeman Carman asked if they had any questions for the Board?

Stockton Student asked where is the funding coming for the park? Township Administrator Miller stated it is Open Space Funds, which was a tax approved several years ago by the voters. He stated this money will be used for preservation.

Chairman Garth asked if they had any other questions. The Student's indicated they were fine.

SECTION II: a. General public discussion

Motion Eykyn/Levy to open public portion. Vote 9 Yes

May the record reflect no one came forward

Motion Eykyn/Levy to close public portion. Vote 9 Yes

Motion Carman/Cook to adjourn at 5:55 P.M. Vote 9 Yes: Aponte, Carman, Cook, Eykyn, Levy, Miller, Rosenberg, Shamsuddin, Garth

Respectfully submitted by,

Theresa Wilbert, Secretary