



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

PLANNING BOARD AGENDA
REGULAR MEETING
April 17, 2017, 5:00 P.M. (prevailing time)

First Edition: 04-03-17

2017 Regular Meeting Dates

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. 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. 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</p> | <p>Minor Subdivision Preliminary/Final Major Site Plan 2112/3 6814 Black Horse Pike Waiver of Time – Not Granted</p> |
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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

2. **SPPF 19-99** **Amended Major Site Plan**
Hidden Creek Golf Club, LLC **4502/1**
Zone: RA, 740.93 acres, septic/well, site is the existing Hidden Creek Golf Course and contains an 18-hole golf course with a driving range and ancillary structures including a clubhouse, maintenance building and guest lodge. Applicant proposes to construct a sporting clay course with 15 shooting stations 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
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

MEMORIALIZATION OF RESOLUTION(S):

1. **SP 02-17** **Minor Site Plan**
ACRA Turf Club, LLC **1602/51**
6055 Black Horse Pike

Motion / to memorialize resolution granting requested checklist waiver(s) and conditional minor site plan approval Vote: Aponte, Eykyn, Garth, Levy, 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 Planning Board will have a Special Meeting on Monday, April 24, 2017, 5:00 p.m., prevailing time, as well as, another Special Meeting on Monday, May 1, 2017, 5:00 p.m., prevailing time. The next Regular Meeting of the Planning Board is scheduled for Monday, May 15, 2017, 5:00 p.m., prevailing time.

Motion / **to adjourn at** **P.M.** **Vote:** Aponte, Eykyn, Garth, Kearns, Kleiner Levy, McCullough, Miller, Pfrommer, Pittaro, Rosenberg

Theresa Wilbert, Secretary