

**TOWNSHIP OF EGG HARBOR  
PLANNING BOARD**

**April 18, 2011**

**Solicitor:** Christopher Brown, Esq.(Stan Bergman, Esq., in attendance for Solicitor Brown)  
**Engineer:** James Mott, P.E. (Mott and Associates), Greg Schnieder, P.E. in attendance  
**Planner:** Vincent Polistina, P.P. (Polistina and Associates) in attendance

A regular meeting of the Planning Board of Egg Harbor Township was held on the above date, 6:30 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 follows:**

Manuel E. Aponte, Vice-Chairman, present	Joseph Lisa, 2 <sup>nd</sup> Vice-Chair., present
Committeeman John Carman, present	Mayor James J. McCullough, Jr. * <b>See below</b>
Charles Eykyn, present	Peter Miller, Township Administrator, present
James Garth, Sr., Chairman, present	Paul Rosenberg, Alt. #II, present
Frank Kearns, Alt. #I, present	Dorothy Saslav, present
Robert Levy, present	

**May the record reflect:** Mayor McCullough has sent Committeeman Joseph Cafero in his place this evening due to another engagement

**FINAL APPLICATION(S):**

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| <b>1. <u>SDF 10-07</u></b>  | <b>Final Major Subdivision</b>     |
| <b>3054 Ivins Avenue</b>  | <b>1703/17 &amp; 18</b>            |
| Zone: RG-2, 4.85 acres, sewer/water, applicant  | Ivins Avenue                       |
| is seeking final major subdivision approval in order to                               | Waiver of time– <b>Not Granted</b> |
| create twelve (12) lots of which eleven (11) will be utilized for the construction of |                                    |
| single-family detached dwellings and one (1) for storm water management. Pinelands.   |                                    |

**Checklist Waiver(s):**

- Item #6: Names and address of owners within 200' ft.**
- Item #20: Performance guaranty**

Rick Mairone, Esq., introduced himself as attorney for the applicant 3054 Ivins Avenue. He indicated the applicant is seeking final major subdivision approval this evening. Attorney Mairone advised the applicant received preliminary approval in 2008.

Attorney Mairone stated he does have one clarification. He advised the agenda stated the applicant is seeking a waiver of submitting a performance guaranty. He stated the applicant will submit a guaranty and is not seeking a waiver.

Andrew Schaeffer, P.E., Schaeffer, Nassar, Scheidegg, Mays Landing, New Jersey, New Jersey Licensed engineer. Engineer Schaeffer advised the applicant is proposing an eleven (11) lot subdivision of which ten (10) lots will be utilized for the construction of single-family detached dwellings and one (1) lot will be used for storm water.

Engineer Schaeffer advised the agenda indicates it is twelve (12) lots and at one time it was,

however, preliminary approval was for ten (10) lots with one (1) for storm water, thus a total of eleven (11) lots. Engineer Schaeffer indicated there is an extension of R-O-W toward the eastern portion of the site. He indicated this is for further ingress, of other lands, in the future.

Engineer Schaeffer advised the property is located in the RG-2 and there are no variance(s) requested and all waivers were previously granted, however, it should be noted that checklist item #1 is being sought. He advised there is a 200' ft. list on the plans, but it is not a recent one.

Attorney Mairone advised the applicant has reviewed the memorandum's from the Board Professional's and they will address, as conditions of the approval, the comments and concerns referenced within them.

**Motion Eykyn/Carman to grant requested checklist waiver(s): Vote 9 Yes:** Aponte, Carman, Eykyn, Garth,, Levy, Lisa, Cafero Miller, Saslav

**Motion Carman/Aponte to grant conditional final major subdivision approval: Vote 9 Yes:** Aponte, Carman, Eykyn, Garth,, Levy, Lisa, Cafero Miller, Saslav

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| <p>2. <b><u>SDF 13-07</u></b><br/><b>Joseph Steward and George Miller</b><br/>Zone: R3, 5.7 acres, sewer/water, applicant is seeking approval in order to create eight (8) lots, of which six (6) lots will contain single-family detached dwellings, one (1) lot for storm water and one (1) lot for open space. CAFRA</p> | <p><b>Final Major Subdivision</b><br/><b>7101/133.06</b><br/>Nathan and Isaacs lane<br/>Waver of time - <b>Not Granted</b></p> |
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**Checklist Waiver(s):**

1. **Item #3: Key Map**
2. **Item #8: Survey of site with datums in NAD 83 and NGVD 88**
3. **Item #14: Plans and profiles drawn to a scale of not less than 1" = 50' showing construction of off-site improvements and grading of lots complete in every detail.**
4. **Item #16: Plans and profiles of improvements and utility layouts, including sewer, water and storm drains, showing all proposed connects to existing systems/**
5. **Item #17: Location of all monuments**
6. **Item #18: Executed and acknowledge easements**
7. **Item #20: Performance guaranty**

George K. Miller, Jr., introduced himself as both applicant and attorney of this applicant. Attorney Miller advised he believes he as met all the conditions required by the Board.

**\* May the record reflect:** Solicitor Bergman swore in all Planning Board Professional's present.

Andrew Schaeffer, P.E., New Jersey Licensed Engineer, Mays Landing, New Jersey, previously sworn advised this site is located in the CAFRA portion of the Township and there are no variance(s) associated with this application.

Engineer Schaeffer advised the applicant has reviewed the professional's reports and they will address there concerns. He further noted the applicant is seeking a few checklist waivers. He indicated the first is the key map. He advised one (1) is provided, however, it is larger then what is required. He indicated the other concerns the survey datum. He advised when the preliminary was granted this survey information was also, therefore, the applicant is seeking the same with the final. Engineer Schaeffer advised the applicant has proposed a short retaining wall for the basin. He advised the basin is 18" from the grade to the top, with a fence that will be six (6') feet high. Board Member Aponte asked if the six (6') foot fence proposed so children will not get in? Township Administrator Miller advised that portion(s) of the basin are along the road way, thus the applicant should have a four (4') foot high post and rail fence with chicken wire affixed to prevent access. Again, he advised this is only on the roadway? Attorney Miller indicated the four (4') foot fence is fine and he will provide.

Engineer Schaeffer advised all other comments and conditions, again will be addressed. Attorney Miller further noted he is not seeking a waiver from providing a performance guaranty, as well as, checklist items #3, 4, 5, 6, and 7 listed on the agenda. He advised waivers for item #1 and #2 is all that is requested.

**Motion Aponte/Eykyn to grant requested checklist waiver(s) Item #1 & 2: Vote 9 Yes:**  
Aponte, Carman, Eykyn, Garth, Levy, Lisa, Cafero, Miller, Saslav

**Motion Saslav/Eykyn to grant conditional final major subdivision approval: Vote 9 Yes:**  
Aponte, Carman, Eykyn, Garth, Levy, Lisa, Cafero, Miller, Saslav

**SUBDIVISION(S):**

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| <p>1. <b><u>SD 02-11</u></b><br/><b>Kathryn O'Bringer Subdivision</b><br/>Zone: RG-1, 1.73 acres, sewer/water (existing)<br/>the site is located on Cottage Road<br/>and Wilson Avenue. The properties in question total six (6) lots. Wilson Avenue is an unimproved street and the lots which front on Wilson Avenue (7 &amp; 8) are owned by Egg Harbor Township. The lots owned by the Township are wooded and vacant. The lots along Cottage Road (11, 12, 13, &amp; 15) are owned by individual homeowners and are currently developed with single family detached dwellings on each. The applicant(s) proposed to subdivide existing lots 7 and 8, which will result in the expansion of lots 11, 12, 13, and 15. Pinelands: c/f: #2001-0297.003, dated January 12, 2011.</p> | <p><b>Minor Subdivision</b><br/><b>5953/7, 8, 11-13 &amp; 15</b><br/>Cottage Road and Wilson Avenue<br/>Waiver of time - <b>Not Granted</b></p> |
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**Checklist Waiver(s):**

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| <p>1. <b>Item #1 ( c ):</b></p> <p>2. <b>Item #3:</b></p> <p>3. <b>Item #5:</b></p> <p>4. <b>Item #17:</b></p> <p>5. <b>Item #22:</b></p> | <p><b>Digital copy of plans</b></p> <p><b>Key Map</b></p> <p><b>Existing topography at 1' ft. intervals</b></p> <p><b>Soil boring information</b></p> <p><b>Location of wells and septic</b></p> |
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**Variance Relief:**

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| <p>1. <b>§225-7:</b></p> | <p><b><u>Lot Area (Lot(s) 11-13 &amp; 15):</u> the minimum lot area for lots within the RG-1 zoning district is 30,000 sq. ft. (17,000 sq. ft. with PDC's). Proposed lot 12 proposes a lot area of 18,000 sq. ft. which does not meet the minimum requirements and will require variance relief.</b></p> |
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The remaining lots will require Pinelands Development Credits to come into conformance with the requirements of the RG-1 zone.

2. §225-7: Lot Width (Lot(s) 12, 13, and 15): 80' ft. existing lot widths; 100' ft. required in RG-1 zoning district.
3. §225-7: Lot Coverage (Lot 13): 21.15% proposed with additional lot area; 20% required in RG-1 zoning district.

\*\* **May the record reflect:** this application did not go forward. The applicant did not notice property owner's within 200' ft. No date was announced to the public.

**PUBLIC HEARING(S):**

1. **SPPF 01-07 (Amended III)** **Amended Prel./Final Major Site Plan**  
**Bismarck Real Estate Partners, Inc.** **1508/33.01 & 33.02**  
**"Bridgestone-Firestone Center" a.k.a** 6040 Black Horse Pike  
**Aspen Acquisition"** Waiver of Time - **Not Granted**  
Zone: HB, 58,447 sq. ft. parcel, sewer/water, applicant is seeking amended preliminary and final major site plan approval for the construction of an 8,500 sq. ft. Bridgestone-Firestone Center with ten (10) service bays and 52 Off-street parking spaces. This building will be in place of the originally approved 10,500 sq. ft. retail building previously approved. Pinelands: c/f: #1982-3794.002, dated August 23, 2006.

**Checklist Waiver(s):**

1. **Item #18:** **Storm water management plan**
2. **Item #19:** **Sewer and water report**
3. **Item #20:** **Traffic report**
4. **Item #23:** **Utilities Plan**
5. **Item #31:** **Natural resource inventory**

**Design Waiver(s):**

1. §94-38G(1): **Sidewalk material and construction: sidewalks shall be of Portland cement concrete. Concrete shall be NJDOT Class B having a twenty-eight (28) day verification strength of 4,500 psi. At points of vehicular crossing, sidewalks shall be reinforced with six (6") inches of 10/10 welded steel wire fabric. Applicant is proposing a recycled tire sidewalk along the front of the building.**

**Variance Relief:**

1. §225-7: **Minimum side yard setback: 6' ft. proposed; 20' ft. required: Applicant is proposing to construct a building which will have a side yard setback of 21' ft. from the southeastern side of property line. There is a 15' ft. wide access and utility line on the subject property along this property line. The applicant is proposing a 6' ft. side yard setback as measured to the access and utility easement.**
2. §225-55A: **Driveway Distances: Applicant is proposing a driveway for the Bridgestone-Firestone facility a distance of 94' ft. from the street line, whereas a minimum of 100' ft. (½ the lot frontage) is required.**
3. §225-55E: **Distance between parking and building: there shall be a minimum of 10' ft. of separation between a building and the parking area. There**

shall be minimum of four (4) feet for sidewalk and five (5) feet for landscaping. The applicant is providing six (6) feet between the building and parking area whereas a minimum of ten (10) feet is required.

4. §225-55M7: Distance between parking and building: Parking shall be located ten (10) feet from the building and provide a landscaped strip between the sidewalk and building a minimum of four (4) feet in width. The applicant is providing an are of six (6) feet for the sidewalk between the building and the parking area whereas a minimum of ten (10) feet is required.
5. §225-63A: Number of facade signs: two (2) signs proposed on Western Facade; one (1) permitted.

Keith Davis, Esq., introduced himself as attorney for the applicant. He advised the applicant is Bismark Real Estate Partners, Inc., whom are seeking approval to construct a Bridgestone-Firestone Center.

Attorney Davis this site currently has a Chick-fi-la, a liquor store, and this remaining lot will be for the Bridgestone-Firestone. Attorney Davis advised the applicant is seeking variance relief for this project.

Richard Karderian, P.E., New Jersey Licensed Engineer with KZA Engineering, Manasquan, NJ, sworn in.

John Giocciono, New Jersey Licensed and New York Licensed Architect, with Casco, sworn in J. Kirk McDonald with Bismark, sworn in

Engineer Karderian, placed on the record his qualifications. Engineer Karderian advised the applicant is proposing a 8,500 sq. ft. Bridgestone-Firestone Center, with ten (10) service bays.

Engineer Karderian further noted the site will have curb and sidewalk where necessary, however, the applicant is proposing a recycled material for the sidewalk along the building. Board Member Aponte asked what the life is of this material. Engineer Karderian indicated he is not sure. However, the project is flexible and it will not crack. He stated this material will only be used internal to the site. He indicated it is made from recycled tires. Engineer Karderian passed a sample of this material around to the Board.

Engineer Karderian advised the applicant is seeking waiver relief for items #1-4, as listed on the agenda. He indicated item #5 had been supplied in summary from, when this parcel was previously approved within the original application.

Chairman Garth asked where will the tires go? Engineer Kaderian advised they will by placed by the trash enclosure(s) and are picked-up once a week to be taken for recycling. Board Member Rosenberg asked how trucks will be existing the site? Engineer Karderian advised they will go through the entrance drive and they may go out on the access toward Lowes or the access drive with Lay-Z-Boy.

Architect Giocciono placed on the record his qualifications. He indicated he prepared the architectural plans for this project. Architect Giocciono advised the building has an "L" shape designed. He indicated a material called quick break will be used on the facade. He indicated this is a new element and resembles brick. He stated the building will be a two (2) tone tan

color and there will be a gable shingle roof with an elevation of 22'ft.

Architect Giocciono stated the south elevations along the Black Horse Pike will have have two (2) windows and will continue along the west. The service bays will be internal to site and will have window doors which will not be seen from the Black Horse Pike. He indicated the south elevation, which faces the Black Horse Pike will have a Firestone sign affixed to it. He advised the applicant is permitted 226 sq. ft. of area along this elevation, however, they are proposing 79 sq. ft. He stated on the western facade there is a 50 sq. ft. sign proposed were 80 sq. ft. is permitted that will say Firestone and Bridgestone.

Architect Giocciono advised this is a Bridgestone-Firestone facility and it must say that is both. He indicated, once again, the applicant is allowed 226 sq. ft. of area with respect to the facade signs, however, they are not proposing anything that large.

Architect Giocciono indicated the benefits outweigh the negative with respect to any of the variance(s) requested. Board Member Rosenberg asked if the Bridgestone sign similar in design to the Firestone sign. Architect Giocciono stated yes.

**Motion Aponte/Miller to open public portion. Vote 9 Yes.**

May the record reflect no one came forward to either speak for or against the application.

**Motion Levy/Aponte to close public portion. Vote 9 Yes**

Township Administrator Miller advised he has no problem with granting the variance for side yard setback. He indicated the 6' ft. in lieu of 20' ft. is not from a property line, but from a lease line, therefore, he does not believe it is an issue. He indicated the applicant is also seeking variance relief for driveway distance which is 94' ft. versus 100 ft' that is required. Township Administrator Miller advised the driveway services the property and it does allow five (5) or six (6) cars to queue.

Township Administrator Miller advised there is still a distance between the parking and building and it meets the intent for safe access. He further noted then when combining the signs the area is less than what is permitted, even though the applicant is seeking more two (2) signs on the western facade. He also noted that because this building sits off the road the number of signs is not excessive and the type of signs proposed gives identification on the building as to what type of business it is.

**Motion Carman/Saslav to grant requested checklist waiver(s): Vote 9 Yes:** Aponte, Carman, Eykyn, Garth, Levy, Lisa, Cafero, Miller, Saslav

**Motion Carman/Aponte to grant requested design waiver(s): Vote 9 Yes:** Aponte, Carman, Eykyn, Garth, Levy, Lisa, Cafero, Miller, Saslav

**Motion Miller/ Aponte to grant requested variance relief: §225-7: Minimum side yard setback: 6' ft. proposed; 20' ft. required: Applicant is proposing to construct a building which will have a side yard setback of 21' ft. from the southeastern side of property line. There is a 15' ft. wide access and utility line on the subject property along this property line. The applicant is proposing a 6' ft. side yard setback as measured to the access and**

utility easement, §225-55A: Driveway Distances: Applicant is proposing a driveway for the Bridgestone-Firestone facility a distance of 94' ft. from the street line, whereas a minimum of 100' ft. (½ the lot frontage) is required, §225-55E: Distance between parking and building: there shall be a minimum of 10' ft. of separation between a building and the parking area. There shall be minimum of four (4) feet for sidewalk and five (5) feet for landscaping. The applicant is providing six (6) feet between the building and parking area whereas a minimum of ten (10) feet is required, §225-55M7: Distance between parking and building: Parking shall be located ten (10) feet from the building and provide a landscaped strip between the sidewalk and building a minimum of four (4) feet in width. The applicant is providing an are of six (6) feet for the sidewalk between the building and the parking area whereas a minimum of ten (10) feet is required and §225-63A: Number of facade signs: two (2) signs proposed on Western Facade; one (1) permitted. Vote 9 Yes: Aponte, Carman, Eykyn, Garth, Levy, Lisa, Cafero, Miller, Saslav

**Motion Aponte/Eykyn to grant amended conditional preliminary/final major site plan approval. Vote 9 Yes:** Aponte, Carman, Eykyn, Garth, Levy, Lisa, Cafero, Miller, Saslav

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| <p>2. <b><u>SPPF 02-11</u></b><br/> <b>Group 1 Automotive</b><br/> <b>“BMW of Atlantic City”</b><br/>         Zone: HB, 5 acre site, sewer/water, applicant<br/>         is seeking site plan approval to expand an existing 21,044 sq. ft. abandoned automobile dealership (Holman Lincoln Mercury), the expansion will consist of an additional 15,697 sq. ft., which will include a car wash facility specifically for the dealership, as well as, 99 off-street parking spaces for customers, service and employees and 177 spaces for inventory. Pinelands</p> | <p><b>Preliminary/Final Major Site Plan</b><br/> <b>1602/44</b><br/>         Black Horse Pike<br/>         Waiver of time – <b>Not granted</b></p> |
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**Checklist Waiver(s):**

1. **Item #10:** Existing topography extending 100' ft.
2. **Item #17:** Copy of any existing or proposed covenants or deed restrictions
3. **Item #23(a):** Location of existing utilities within 200' ft.
4. **Item #24:** Profiles of all streets
5. **Item #31:** Natural resource inventory

**Variance Relief:**

1. **§225-7:** Side yard setback (trash enclosure): 15' ft. proposed in lieu of 20' ft. required
2. **§225-7:** Lot coverage: 72% proposed, 73.4% existing, 70% required.
3. **§225-58G:** Directional sign area: 21.5 sq. ft. proposed; 2 sq. ft. permitted
4. **§225-63A:** Building mounted sign area: two (2) signs proposed (front facade); one (1) sign permitted

Keith Davis, Esq., introduced himself as attorney for the applicant Group 1 Automotive, Inc.. He indicated the applicant is seeking approval on the site that previously was used as the Holman Dealership and has been vacated for some time. The applicant is proposing a BMW dealership at this location and they will be adapting the building for their use, therefore, the applicant is seeking preliminary and final major site plan approval.

Attorney Davis asked that the following individual(s)

Mark Whitiker, P.E., New Jersey Licensed Engineer, KZA Manasquan, New Jersey, sworn in:  
Niguel Yelos San Martin, Architect, YSM Designs, New Jersey Licensed Architect, sworn in:  
Marvin Marcell, Group 1 Automotive, Inc, BMW Dealership, sworn in:

Attorney Davis advised Group 1 is a Fortune 500 Company and had dealerships in 14 States. He indicated they currently own the Marty Sussman Dealership located on Tilton Road in the Township. Attorney Davis explained that Marty Sussman currently sells Honda's and BMW's. He stated the site on Tilton Road will continue to sell Honda's, however, the site, which is the subject of this application will sell the BMW's.

Engineer Whitiker explained the site is located along the Black Horse Pike east of English Creek Avenue. He advised the property is five (5) acres with an existing building that is currently vacant. He noted there will be 314 parking stalls proposed, there will be a right in and right out along the Black Horse Pike and to the north, south, east, and west of this site there is all commercial development.

Engineer Whitiker referred to two (2) exhibit's. The first is Exhibit A1: colored site plan rendering and Exhibit A2: ariel map of site. He explained the applicant is proposing a 17,000 sq. ft. addition, which includes a car wash facility specifically for the dealership. Engineer Whitiker advised the applicant requires an impervious coverage variance, however, this design creates a situation where the applicant is actually decreasing the coverage from what currently exist.

Engineer Whitiker stated the applicant has received a certificate of filing from the Pinelands Commission and the applicant is meeting the parking requirements of the zone. He further explained that the applicant is proposing more landscaping on site from what currently exist. Engineer Whitiker stated the landscaping will be compatible with the adjacent uses and it will showcase the vehicles. He advised there is a request from the Planner to include more landscaping, however, the applicant is seeking a waiver of this requirement.

Attorney Davis explained there is a concern with planting street trees in front of the dealership. He advised the applicant needs to show the cars available and they do not want to have a problem with leaves and sap from the trees. Attorney Davis indicated the applicant has provided shrubs in this area. There was a request from the planner to include more landscaping and we are seeking a waiver. Keith we are concerned with street trees in front of dealership and we need to show cars and we do not need leaves and sap. We did provide shrubs.

Attorney Davis stated the applicant is seeking variance relief for a side yard setback . He advised the applicant is proposing a 14' ft. setback for the trash enclosure versus the 20' ft. required. Attorney Davis advised the proposed setback is to make sure the enclosure does not create a problem with access of vehicles. He further noted that where the enclosure is placed it will not be against another building. Attorney Davis indicated the trash enclosure will be adjacent to the parking area of the applicant's site and it will be enclosed.

Attorney Davis advised the applicant is also seeking a variance for a directional sign. The proposed sign will be 21 ½ sq. ft. where 2 sq. ft is actually required. He indicated the sign will

provide information concerning the sales and service designations. Attorney Davis advised it is important to have this sign so that when the customers are coming off the Black Horse Pike they can get to where there going.

Attorney Davis advised there are also two (2) service signs proposed on the building facade. Engineer Whitiker referred to Exhibit A3: BMW of Atlantic City sign with roundel and Exhibit A4: BMW service sign on facade and an exit sign that indicating BMW. Engineer Whitiker advised the variance relief is for the number of signs on the front facade, however, the applicant is well within the square footage requirements. He further noted the sign variance(s) requested will not create a negative impact and are for safety of the site.

Board Planner Polistina advised the applicant is actually seeking waiver of basin screening . Engineer Whitiker advised the applicant is proposing five (5) shade trees on the southern edge of the basin and the landscaping will be within the inventory area and there is landscaping along both sides of the facility. He advised it would be difficult to add an additional 29 trees for the basin. Township Administrator Miller asked if the applicant would be willing to plant trees at a Township facility? Attorney Davis indicated the applicant would plant trees where ever the Township wants that we are seeking the waiver for.

Township Administrator Miller asked if there was any area available for cross access easement with adjacent commercial? Engineer Whitiker stated no, however, the applicant will be adding curb and sidewalk.

Architect San Martin referred to Exhibit A3, advising the building currently brick. He advised the building will be done along the front facade with a aluminum panels that are silver and there will be large glass panels. He then referred to Exhibit A4 which is the elevation of the building. Attorney Davis advised the rear facade will need a little dress-up. Architect San Martin advised the applicant can do some type of stucco ban and some columns in white.

**Motion Aponte/Miller to Open Public Portion. Vote 9 Yes.**

May the record reflect no one came forward

**Motion Carman/Saslav to Close Public Portoin. Vote 9 Yes.**

Township Administrator Miller asked if there were any deed restrictions on the parcel. Attorney Davis advised this is listed as waiver, however, he indicated it is being withdrawn and the applicant will supply.

**Motion Carman/Eykyn to grant requested checklist waiver(s) #1, and 3-5: Vote 9 Yes:**  
Aponte, Carman, Eykyn, Garth, Levy, Lisa, Cafero, Miller, Saslav

**Motion Saslav/Miller to grant requested variance relief: §225-7: Side yard setback (trash enclosure): 15' ft. proposed in lieu of 20' ft. required, §225-7: Lot coverage: 72% proposed, 73.4% existing, 70% required, §225-58G: Directional sign area: 21.5 sq. ft. proposed; 2 sq. ft. permitted, §225-63A: Building mounted sign area: two (2) signs proposed (front facade); one (1) sign permitted: Vote 9 Yes:** Aponte, Carman, Eykyn, Garth, Levy, Lisa, Cafero, Miller, Saslav

**Motion Miller/Carman to grant conditional preliminary/final major site plan approval.**  
**Vote 9 Yes:** Aponte, Carman, Eykyn, Garth, Levy, Lisa, Cafero, Miller, Saslav

**MEMORIALIZATION OF RESOLUTION:**

1      **SPPF 32-02 (Amended)**                      **Amended Preliminary/Final Major Site Plan**  
         **Shore Mall Associates**                      **2302/10 & 20**  
   **Black Horse Pike and Tilton Road**

**Motion Miller/Kearns to memorialize resolution granting requested checklist waiver(s), variance relief: §225-63B(1): Freestanding signage height: 28' ft. permitted; 45'.92" ft existing/proposed and §225-63B(2): Freestanding signage area:250 sq. ft. permitted; 522 sq. ft. existing/proposed, and amended conditional preliminary/final major site plan approval. Vote 9 Yes:** Carman, Eykyn, Garth, Kearns, Levy, Lisa, Cafero Miller, Saslav

**SUMMARY MATTER(S):**

1. Discussion of matters pertaining to the Board:

**There will be a special meeting of Planning Board held on Wednesday, April 20, 2011, 5:30 p.m., prevailing time. This special meeting is for the continuation of public hearing: SPPF 07-09: Egg Harbor Associates LLC, as authorized agent for Wal-Mart Real Estate Business Trust - "Oak Tree Plaza", block/Lot(s) 2118/1 & 16-21, 7801 Black Horse Pike, 6820 Old Egg Harbor Road, and Fire Road.**

**Motion Aponte/Carman to adjourn at 7:36 P.M.** Vote 9 Yes: Carman, Eykyn, Garth, Kearns, Levy, Lisa, Cafero Miller, Saslav.

Respectfully submitted by,

Theresa Wilbert, Secretary

