



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

**PLANNING BOARD AGENDA**  
**REGULAR MEETING**  
**April 24, 2017, 5:00 P.M. (prevailing time)**

**Final Edition:** 04-21-17 (Revised)

**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 SPECIAL 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, 2<sup>nd</sup> 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):**

1. **SPPF 08-15 Amended**  
**Egg Harbor Family 2 Urban Renewal, LLC**  
**Formerly known as Egg Harbor Senior Urban Renewal, LLC**  
Zone: M-1 – AHO-A, 12.003 acres, water/sewer, applicant previously received preliminary and final site plan approval in July, 2015, for one (1) 60-unit three (3) story senior apartment building. Applicant is now seeking amended preliminary and final site plan approval to allow for 60 affordable family apartments within (2) separate buildings. CAFRA

**Preliminary/Final Major Site Plan**  
**1029/1.01**  
Ravenwood Court, Fire & Doughty Rd's. & Atlantic City Expressway  
Waiver of Time – **Not Granted**

**Checklist Waiver(s): Major Site Plan:**

- 1. **Item #3:** Key map
- 2. **Item #15:** Site characteristics map
- 3. **Item #21:** Fiscal impact report
- 4. **Item #30:** Location of septic and wells

**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 preliminary/final major site plan approval.** **Vote:** Aponte, Eykyn, Garth, Kearns, Kleiner, Levy, McCullough, Miller, Pfrommer, Pittaro, Rosenberg

2. **SPP 04-17** **Major Preliminary Site Plan**  
**Easter Pacific Development** **2001/1-4, 1904/1**  
**“Cross Creek at Egg Harbor”** 6637 Black Horse Pike and Foster Ave.  
 Zone: HB/AHO-B, 7.9 acres, sewer/water, Waiver of time – **Not Granted**  
 Applicant proposes to convert an existing 77 unit motel into garden apartments of which eight (8) units being one (1) bedroom and 19 units being two (2) bedroom units for a total of 27. Applicant also proposes to construct nine (9) townhouse buildings which will contain 24 two (2) bedroom units and 26 three (3) bedroom units for a total of 77 affordable housing units. Other improvements will include demolition of an existing office building, site lighting, landscaping and recreational area. Pinelands

**Checklist Waiver(s):**

- 1. **Item #3: Key map**
- 2. **Item #15: Site characteristics map**
- 3. **Item #21: Fiscal impact report**
- 4. **Item #22: Modification report**
- 5. **Item #32: Sight triangles**
- 6. **Item #34: Proposed curb and sidewalks**
- 7. **Item #41: Pinelands certificate of filing**

**Variance Relief:**

- 1. **§225-7: Minimum Lot Area: (AHO-B): 7.90 acres proposed; 10 acres 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 preliminary 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:**

**SECTION I:**

- a. **General public discussion:**
  - Motion / to open public portion**
  - Motion / to close public portion**

The Planning Board will have Special Meeting(s) on the following dates:  
Monday, May 1, 2017, 5:00 p.m., prevailing time  
Monday, May 8, 2017, 5:00 p.m., prevailing time  
 The Planning Board will have a Regular Meeting on the following date:  
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