



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

PLANNING BOARD AGENDA
REGULAR MEETING

Monday, May 16, 2016, 5:00 P.M. (prevailing time)

Final Edition: 06-12-16

2016 Regular Meeting Dates

6/20 7/18 8/15
9/19 10/17 11/21 12/19

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, Vice-Chairman
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.#11
Paul Rosenberg

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

EXTENSION(S) OF TIME:

1. **SPPF 32-05** **Extension of Time**
Kenneth Steinberg **1601/3.01**
Providence Professional Park (Phase II) 3063 English Creek Avenue
Zone: PO-1, applicant received approval in May, 2006 for a 53,400 sq. ft. office park to be constructed in two (2) phases. Phase I consist of 26,720 sq. ft. of office space with 108 parking spaces and has been constructed. Phase II consist of 26,720 sq. ft. of office space with 114 parking spaces. Phase II has not been constructed and applicant is seeking first one-year extension of time as provide pursuant to N.J.S.A. 40:55D-52.

Motion / to grant first one-year extension of time pursuant to N.J.S.A. 40-55D-52. Vote:
Aponte, Eykyn, Garth, Kearns, Kleiner, Levy, McCullough, Miller, Pfrommer, Pittaro, Rosenberg

2. **SPPF 18-06** **Extension of Time**
A & P Associates, LLC **4302/4, 4303/1**
"Bahia Vista" **7083/7085 Black Horse Pike**
Zone: R5 – Apartment, applicant received approval in June, 2007 for a 146-unit hotel with other associated improvements including storm water management, parking, lighting, and landscaping. Applicant is seeking first one-year extension of time as provided pursuant to N.J.S.A. 40:55D-52.

Motion / to grant first one-year extension of time pursuant to N.J.S.A. 40-55D-52. Vote:
Aponte, Eykyn, Garth, Kearns, Kleiner, Levy, McCullough, Miller, Pfrommer, Pittaro, Rosenberg

3. **SPPF 14-07** **Extension of Time**
Radhey, LLC **1703/45 & 46**
 Zone: HB, applicant received approval in April, 2008 for a 52 unit **6217 Black Horse Pike**
 motel with manager’s apartment with other associated improvements including a pole, storm water
 management, lighting and landscaping. Applicant is seeking first one-year extension of time as provided
 pursuant to N.J.S.A. 40:55D-52.

Motion / to grant first one-year extension of time pursuant to N.J.S.A. 40-55D-52. Vote:
 Aponte, Eykyn, Garth, Kearns, Kleiner, Levy, McCullough, Miller, Pfrommer, Pittaro, Rosenberg

4. **SPPF 21-08** **Extension of Time**
S.V. Kemosabe, LLC **7102/28 and 28.01**
 Zone: NB, applicant received approval in October, 2008 for a **1656 & 1658 Mays Landing – Somers Point Rd.**
 23,580 sq. ft. two (2) story building, the building will consist of a 3,000 sq. ft. of retail space, 3,600 sq. ft. of office
 area, and 16,980 sq. ft. of warehouse other improvements include storm water management, parking, lighting
 and landscaping. Applicant is seeking first one-year extension of time as provided pursuant to N.J.S.A. 40:55D-
 52

Motion / to grant first one-year extension of time pursuant to N.J.S.A. 40-55D-52. Vote:
 Aponte, Eykyn, Garth, Kearns, Kleiner, Levy, McCullough, Miller, Pfrommer, Pittaro, Rosenberg

5. **SPP 16-07** **Extension of Time**
SD 16-07 **5933/3, 5935/1 & 2, 5937/1**
101 Orchard, LLC **Ocean Heights Avenue**
 Zone: CB, Applicant received approval in July, 2008 for a development of six (6) commercial buildings consisting
 of a 2,700 sq. ft. drive-thru bank and five (5) office buildings containing a total of 41,000 sq. ft. and allowance to
 consolidate all block/lots, vacate portions of various unimproved R-O-W and to subdivide parcel into two (2)
 separate lots. Other improvements include storm water management, parking, lighting and landscaping.

Motion / to grant first one-year extension of time pursuant to N.J.S.A. 40-55D-52. Vote:
 Aponte, Eykyn, Garth, Kearns, Kleiner, Levy, McCullough, Miller, Pfrommer, Pittaro, Rosenberg

6. **SDF 19-02** **Extension of Time**
H J & J **4101/50 & 51**
“Green Springs South” **Ivins Avenue**
 Zone: RG-1, applicant received amended final major subdivision approval in October, 2007 for a 26 lot
 subdivision of which one (2) lot would be utilized for storm water management and the remaining 25 would be
 utilized for the construction of single-family homes. Applicant is seeking all three (3) one-year extension(s) of
 time as provided pursuant to N.J.S.A. 40:55D-52.

SDF 20-02 **Extension of Time**
H J & J **4101/50, 51, & 53**
“Green Springs North” **Ivins Avenue**
 Zone: RG-1, applicant received amended final major subdivision approval in October, 2007 for an 18 lot
 subdivision of which all 18 lots will be utilized for the construction of single-family dwellings. Applicant is
 seeking all three (3) one-year extension(s) of time as provided pursuant to N.J.S.A. 40:55D-52.

Motion / to grant all three (3) one-year extension(s) of time pursuant to N.J.S.A. 40-55D-52 for
the application(s) known as SDF 19-02, H J & J – Green Springs South, block 4101/lot(s) 50-51 and SDF 20-02, H J & J –
Green Springs North, block 4101/lot(s) 50, 51 & 53. Vote: Aponte, Eykyn, Garth, Kearns, Kleiner, Levy, McCullough,
 Miller, Pfrommer, Pittaro, Rosenberg

PUBLIC HEARING(S)

1. **SP 10-81 (Amended)** **Amend. Minor Site Plan**
New Jersey American Water Company, Inc. **3801/19**
 Zone, RG-2, 89.10 + acre site, site presently contains a 5051 Spruce Avenue
 an existing brick and frame potable pump station with utility cabinet. Applicant is proposing to construct a
 50.5’ ft. communications tower on site on an 8’ x 8’ concrete pad within the existing fenced in area. Pinelands
 C/F#91-1094.01 dated 8-3-92.

Checklist Waiver(s):

- 1. **Item #9:** **Certified survey**
- 2. **Items #16:** **Wetlands location**

- 3. **Item #23:** Landscaping Plan
- 4. **Item #24:** Lighting and signage plan

Variance Relief:

- 1. **§225-7:** Accessory structure side yard setback: 50.5' ft. prop.; 15' ft. req.

Design Waiver(s):

- 1. **§94-11A & B:** Curbing
- 2. **§94-38H:** Sidewalks

Motion / to open public portion
 Motion / to close public portion

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

Motion / to grant requested design waivers. 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 amended Minor Site Plan approval. Vote: Aponte, Eykyn, Garth, Kearns, Kleiner, Levy, McCullough, Miller, Pfrommer, Pittaro, Rosenberg

- 2. **SP 01-16** **Minor Site Plan**
New Jersey American Water Company, Inc. **407/6**
 Zone, GC, 3.15 acre site, site presently contains a 6581 Delilah Road
 an existing brick and frame potable pump station with utility cabinet. Applicant is proposing to construct a
 50.5' ft. communications tower on site on an 8' x 8' concrete pad within the existing fenced in area. CAFRA

Checklist Waiver(s):

- 1. **Item #9:** Certified survey
- 2. **Items #16:** Wetlands location
- 3. **Item #23:** Landscaping plan
- 4. **Item #24:** Lighting and signage plan

Variance Relief:

- 1. **§225-7:** Accessory structure side yard setback: 50.5' ft. prop.; 15' ft. req.
- 2. **§225-7:** Minimum distance between buildings: 8' ft. prop.; 10' ft. req.

Design Waiver(s):

- 1. **§94-11A & B:** Curbing
- 2. **§94-38H:** Sidewalks

Motion / to open public portion
 Motion / to close public portion

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

Motion / to grant requested design waivers. 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 Site Plan approval. Vote: Aponte, Eykyn, Garth, Kearns, Kleiner, Levy, McCullough, Miller, Pfrommer, Pittaro, Rosenberg

- 3. **SPPF 04-16** **Preliminary and Final Major Site Plan**
Tri-County Community Action Agency, Inc. **1918/1**
 Zone, RG-2, 5,38 acres, sewer/water, site contains 3050 Spruce Avenue

an existing two (2) story masonry building utilized for County services, as well as, existing playground equipment and paved asphalt areas. Applicant is proposing to add a 5,472 sq. ft. modular classroom building on site and stripe the existing asphalt area for a 27 space off-street parking area. Pinelands C/F#2015-0140.001 dated 01-22-16. **Waiver of Time-Not Granted**

Checklist Waiver(s):

- 1. **Item #3:** Key map
- 2. **Item #14:** Lighting and signage plan
- 3. **Item #18:** Storm water management
- 4. **Item #19:** Sewer and water
- 5. **Item #20:** Traffic report
- 6. **Item #21:** Fiscal impact report
- 7. **Item #23a,b:** Utilities line information and utilities letters
- 8. **Item #27:** Photograph of premises
- 9. **Item #32:** Sight triangles, radii of curb line and street signs
- 10. **Item #33:** Soil erosion/sediment control plan.

Motion / to open public portion
Motion / to close public portion

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

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

MEMORIALIZATION OF RESOLUTION(S):

- 1. **SPM33-97** Amended Prel./Final Major Site Plan
Delilah Road Partners, LLC 701/6
6634 Delilah Road

Motion / to memorialize resolution granting requested checklist waivers and conditional amended preliminary and final major site plan and conditional use approval. Vote: Aponte, Eykyn, Garth, Kearns, Kleiner, Levy, cCullough, Miller, Pfrommer, Pittaro, Rosenberg

SUMMARY MATTER(S):

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

- a. **SDF 03-03** Extension – period of zoning protection
Hidden Creek Golf Club, LLC 4502/1

Discussion: concerning applicants request for an additional nine (9) year vesting of the period of zoning protection

- b. **Egg Harbor Township Ordinance No. 14 of 2016 an Ordinance to Amend Chapter 198 of the Township Code entitled "Subdivision of Land and Site Plan Review".**

Motion / to recommend Ordinance No. 14 of 2016 to Township Committee for review and approval finding it meets the requirements and is consistent with the Master Plan. Vote: Aponte, Eykyn, Garth, Kearns, Kleiner, Levy, McCullough, Miller, Pfrommer, Pittaro, Rosenberg

SECTION I:

- a. **General public discussion:**

Motion / to open public portion
Motion / to close public portion

Motion / to approve special planning board minutes of October 6, 2015 and special planning board minutes of October 7, 2015. Vote: Aponte, Eykyn, Garth, Kearns, Pfrommer, Rosenberg

The next meeting of the Planning Board will be a **special meeting** scheduled for **Tuesday, May 24, 2016, 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

