



**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

