

**TOWNSHIP OF EGG HARBOR  
PLANNING BOARD MEETING**

**June 15, 2015**

**Planning Board Professional(s):**

**Solicitor:** Christopher Brown, Esq.: (present w/ Jennifer Torsiello-Cassett, Esq.)

**Engineer:** James A. Mott, P.E., of Mott Associates: (Excused)

**Planner:** Vincent Polistina, P.P., of Polistina and Associates: (Excused)

**Planning Board Deannexation Professional(s):**

**Special Counsel:** Dean R. Marcolongo, Esq. (Excused)

**Special Planner:** Stuart B. Wiser, P.P., A.I.C.P., Remington, Vernick & Walberg Engineers (Excused)

A regular meeting of the Planning Board of Egg Harbor Township was held on the above date, 5:00 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 Follow(s):**

Manuel E. Aponte, V-Chair., present

Charles Eykyn, present

James Garth, Sr., Chairperson, present

Frank Kearns, present

Dennis Kleiner, Alt. #1, present

Robert Levy, out-of-town

Mayor James J. McCullough, Jr., another engage.

Peter Miller, Township Administrator, present

Committeewoman, Laura Pfrommer, present

Daniel Pittaro, Alt. #II, present

Paul Rosenberg, 2<sup>nd</sup> V-Chairperson, present

**May the record reflect:** Daniel Pittaro, appointed to the Planning Board as the Alternate #II was administered his Oath of Office by Board Solicitor Brown.

**PUBLIC HEARING(S):**

- Public Hearing:** Deannexation petition submitted by the Seaview Harbor section of Egg Harbor Township seeking annexation with Longport Borough.

Chairman Garth advised this matter will not be going forward. He explained Mr. Doyle lost his companion and the Board does express their condolences. Board Member Aponte advised he would also like to extend his condolences to Mr. Doyle.

Board Secretary Wilbert advised when the Board approves the motion to continue this matter she will be calling only those members associated specifically with the deannexation matter.

**Motion Aponte/Rosenberg to carry public hearing to Monday, June 29, 2015, 6:00 p.m., prevailing time. VOTE 6 Yes:** Aponte, Eykyn, Garth, Kearns, Pfrommer, Rosenberg

**SUMMARY MATTER(S):**

**SECTION I:** Discussions of matters pertaining to the Board:

**A. MEMORIALIZATION OF RESOLUTION(S): VOTE 6 Yes:** Aponte, Eykyn, Garth, Kearns, Pfrommer, Rosenberg. **3 Abstentions:** Kleiner, Miller, Pittaro

- SD 01-15**

**Minor Subdivision**

US Realty Financial

2302/10 & 20  
6725 & 6727 Black Horse Pike

**Motion Eykyn/Kearns to memorialize resolution granting requested checklist waiver(s), variance relief, and conditional minor subdivision approval. Vote 6 yes:** Eykyn, Kearns, Kleiner, Miller, Pfrommer, Rosenberg **3 Abstentions:** Aponte, Garth, Pittaro

2. **SPPF 02-15**  
**Vitali Mytnik**

**Preliminary/Final Major Site Plan**  
**4204/8 & 9**  
**7012/7014 Black Horse Pike,**  
**Genoa & Palermo Avenue's**

**Motion Eykyn/Kearns to memorialize resolution granting requested checklist waivers Item #'s 1-2 and 4-7, design waiver(s), variance relief, and conditional preliminary/final major site plan approval. Vote 6 yes:** Eykyn, Kearns, Kleiner, Miller, Pfrommer, Rosenberg **3 Abstentions:** Aponte, Garth, Pittaro

3. **SPM 47-86**  
**Tilton Square, Inc.**

**Amend. Prel./Final Major Site Plan**  
**2201/19**  
**3100 Hingston Avenue**

**Motion Eykyn/Kearns to memorialize resolution granting requested checklist waivers, Variance relief, and conditional amended preliminary/final major site plan. . Vote 6 yes:** Eykyn, Kearns, Kleiner, Miller, Pfrommer, Rosenberg **3 Abstentions:** Aponte, Garth, Pittaro

**B. Egg Harbor Township Ordinance No. 19 of 2015 an Ordinance to Amend Chapter 225, section 225-5, Zoning Map, to include Block 1029, Part of Lot 1.**

Township Administrator Miller stated Ordinance 19-2015 expands the Affordable Housing Overlay Zone which is east of Fire Road and north of Columbus Avenue. He indicated this is where the Board approved EHT Family for housing. He indicated originally the Township created a 10 acre zone, however, there is some mitigation in CAFRA that they have to do so it is a larger area that they need. So we are adjusting the line to comply with the area that they need for their CAFRA permit. He indicated it is consistent with the Master Plan. He advised the Master Plan established this as an overlay zone for affordable housing we are just making it a couple of acres larger. Township Administrator Miller stated they will be back for a special meeting in July for the senior housing component the 60 unit building.

**Motion Aponte/Eykyn to recommend Ordinance No. 19 of 2015 to Township Committee for review and approval finding it meets the requirements and is consistent with the Master Plan. Vote 9 Yes:** Aponte, Eykyn, Garth, Kearns, Kleiner, Miller, Pfrommer, Pittaro, Rosenberg

**C. Egg Harbor Township Ordinance No. 20 of 2015 an Ordinance to Amend Chapter 225 of the Township Code Entitled "Zoning".**

Township Administrator Miller stated Ordinance No. 20 of 2015 is the ordinance to change the buffer zone in the same zone (Affordable Housing Overlay Zone). He indicated he believes there was a typographical error from the ordinance. Township Administrator Miller indicated we said they needed a 225' ft. buffer around the entire property and it should have been a 25' ft. buffer so this ordinance is changing it to 25' ft. He indicated if you applied 225' ft. around the perimeter you would need over an

acre or two (2) before you started to build something. He indicated this is really a Scribner's error that we missed.

Township Administrator Miller stated the Board did grant a variance from the 225' ft. to 25' ft. during the first phase of the project, however, it is easier to correct this than to keep granting variances.

**Motion Aponte/Rosenberg to recommend Ordinance No. 20 of 2015 to Township Committee for review and approval finding it meets the requirements and is consistent with the Master Plan. Vote 9 Yes:** Aponte, Eykyn, Garth, Kearns, Kleiner, Miller, Pfrommer, Pittaro, Rosenberg

**D. General public discussion: Motion Rosenberg/Aponte to open public portion**

**May the record reflect no one came forward**

**Motion Rosenberg/Kearns to close public portion**

**Motion Pfrommer/Aponte to approval special planning board meeting minutes November 7, 2014.**

**VOTE 6 Yes:** Aponte, Eykyn, Garth, Kearns, Pfrommer, Rosenberg. **3 Abstentions:** Kleiner, Miller, Pittaro

**Motion Aponte/Eykyn regular planning board meeting minutes November 17, 2014. VOTE 6 Yes:**

Aponte, Eykyn, Garth, Kearns, Pfrommer, Rosenberg. **3 Abstentions:** Kleiner, Miller, Pittaro

**Motion Aponte/Pfrommer to adjourn at 5:15 P.M. Vote 9 Yes** Aponte, Eykyn, Garth, Kearns, Kleiner, Miller, Pfrommer, Pittaro, Rosenberg

Respectfully submitted by,

Theresa Wilbert, Secretary