



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

**PLANNING BOARD AGENDA**  
**REGULAR MEETING**

**Monday, June 20, 2016, 5:00 P.M. (prevailing time)**

Final Edition: 06-17-16

**2016 Regular Meeting Dates**

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.#I  
Robert Levy

Mayor James J. McCullough, Jr.  
Peter Miller, Township Administrator  
Committeewoman Laura Pfrommer  
Daniel Pittaro, Alt.#II  
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. **SDF 02-09** **Extension of Time**  
**Drozdov, Sporkin & Lister, LLC** **5202/21 & 22**  
Zone, RG-1, applicants received final major subdivision approval 34 & 70 Chelsea Avenues  
in May 2012 for a nineteen (19) lot subdivision consisting of eighteen (18) lots for single family  
dwellings and one (1) stormwater basin lot. Applicants are seeking two (2) one (1) year extensions of time  
Pursuant to N.J.S.A. 40:55D-49(c)  
**Motion / to grant first two one year extensions of time pursuant to N.J.S.A. 40-55D-49(c) Vote:**  
Aponte, Eykyn, Garth, Kearns, Kleiner, Levy, McCullough, Miller, Pfrommer, Pittaro, Rosenberg
  
2. **SD 16-07** **Extension of Time**  
**SPPF 23-07** **5932/6**  
**101 Orchard, LLC** **2218 Ocean Heights Avenue**  
Zone: CB. Applicant received amended approval in August, 2010 for the 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 a portion of various unimproved r-o-w and subdivide the  
parcel into two (2) separate lots. Other improvements include storm water management, parking, lighting and  
Landscaping. Applicant seeking the first one (1) year extension of time 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. **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. **SD 01-16** **Minor Subdivision**  
**SPPF 02-16** **Preliminary and Final Major Site Plan**  
**Washington Partners LLC** **1114/46**  
 Zone, HB, 5.35 +/- acre site, sewer/water 6720 Washington Avenue  
 Site is vacant and partially wooded. The applicant is seeking Preliminary and Final Major Site Plan with Minor Subdivision approval to construct a drive thru bank. The bank will have four (4) drive thru lanes with tellers inside a consist of a 3314 square foot building, seventeen (17) space parking lot, landscaping and lighting. There is a stormwater basin to be located to the rear of the property which will have an easement to the proposed lot#46.01 which no development is proposed at this time. Curb and sidewalk are proposed along Washington Avenue with one entrance and exit on Washington Avenue. Pinelands C/F#2015-0155.001 dated March 1, 2016. Waiver of Time-**Not Granted.**

**Checklist Waiver(s): Subdivision:**

- 1. **Item #1c: CAD Files**
- 2. **Item #3: Key Map**
- 3. **Item #5: Existing topography extending 100 feet from property lines**
- 4. **Item #13: Sight Triangles**
- 5. **Item #14: Site Characteristic Map**
- 6. **Item #17: Soil Boring**
- 7. **Item #19: Proposed connections to existing water supply and sanitary sewer**

**Checklist Waivers. Major Site Plan:**

- 1. **Item #1c: CAD Files**
- 2. **Item #10: Existing topography extending 100 feet from property lines**
- 4. **Item #14: Lighting and Signage plan**
- 5. **Item #17: Copy of existing or proposed protective covenants or deed restrictions**
- 6. **Item #23b: Utility Letters**

**Variance Relief:**

- 1. **§225-7: Minimum Lot width (Lot#46.02). 180.49 feet in lieu of 200 feet required**
- 2. **§225-55A: Minimum Driveway Width. 25 feet in lieu of 30 feet required**

**Design Waiver(s):**

- 1. **§94-44E(1)(i)(1)(a): Infiltration Basin Setback**
- 2. **§94-44E(1)(j)(1)(b): Top of Embankment width**

**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 variance relief. Vote:** Aponte, Eykyn, Garth, Kearns, Kleiner, Levy, McCullough, Miller, Pfrommer, Pittaro, Rosenberg

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

**Motion / to grant Minor Subdivision approval and 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. **SPPF 04-16** Preliminary and Final Major Site Plan  
Tri-County Community Action Agency, Inc. 1918/1  
3050 Spruce Avenue  
**Motion / to memorialize resolution granting requested checklist waivers and Conditional preliminary and final major site plan approval. Vote:** Aponte, Eykyn, Garth, Kearns, Kleiner, Levy, M McCullough, Miller, Pfrommer, Pittaro, Rosenberg
2. **SP 10-81 (Amended)** Amended Minor Site Plan  
New Jersey American Water Company, Inc. 3801/19  
5051 Spruce Avenue  
**Motion / to memorialize resolution granting requested checklist and design waivers, variance relief and conditional amended minor site plan. Vote:** Aponte, Eykyn, Garth, Kearns, Kleiner, Levy, McCullough, Miller, Pfrommer, Pittaro, Rosenberg
3. **SP 01-16** Minor Site Plan  
New Jersey American Water Company, Inc. 407/6  
6581 Delilah Road  
**Motion / to memorialize resolution granting requested checklist and design waivers, variance relief and conditional minor site plan. Vote:** Aponte, Eykyn, Garth, Kearns, Kleiner, Levy, McCullough, Miller, Pfrommer, Pittaro, Rosenberg
4. **SPPF14-07** Extension of Time  
Radhey, LLC 1703/45 & 46  
6217 Black Horse Pike  
**Motion / to memorialize resolution granting three (3) one (1) year extensions of time. Vote:** Aponte, Eykyn, Garth, Kearns, Kleiner, Levy, McCullough, Miller, Pfrommer, Pittaro, Rosenberg
5. **SPPF 21-08** Extension of Time  
S.V. Kemosabe, LLC 7102/28 & 28.01  
1656 & 1658 Mayslanding-Somers Point Rd.  
**Motion / to memorialize resolution granting three (3) one (1) year extensions of time. Vote:** Aponte, Eykyn, Garth, Kearns, Kleiner, Levy, McCullough, Miller, Pfrommer, Pittaro, Rosenberg
6. **SPPF 32-05** Extension of Time  
Kenneth Steinberg 1601/3.01  
Providence Professional Park Phase II 3063 English Creek Avenue  
**Motion / to memorialize resolution granting one year extension of time. Vote:** Aponte, Eykyn, Garth, Kearns, Kleiner, Levy, McCullough, Miller, Pfrommer, Pittaro, Rosenberg
7. **SPPF 18-06** Extension of Time  
A & P Associates, LLC 4302/4, 4303/1  
"Bahia Vista " 7083 & 7085 Black Horse Pike  
**Motion / to memorialize resolution granting one year extension of time. 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

**Motion / to approve regular planning board minutes of November 16, 2015 and special planning Board minutes of February 22, 2016 and February 23, 2016. Vote:** Aponte, Eykyn, Garth, Kearns, Pfrommer, Rosenberg

The next meeting of the Planning Board will be a **regular meeting** scheduled for **Monday, July 18, 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