



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

**PLANNING BOARD AGENDA**  
**REGULAR MEETING**  
**Monday, August 15, 2016, 5:00 P.M. (prevailing time)**

Final Edition: 08-09-16

**2016 Regular Meeting Dates**

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

**PUBLIC HEARING(S):**

1. **SD 03-16**  
**Max Gurwicz & Son**  
Zone, R-3, 14.11 +/- acres, sewer/water  
Applicant is proposing a two (2) lot minor subdivision which will convey a portion of lot#12 to the adjacent property owner of lot#13 in order to address existing encroachments (concrete pads and fence) onto lot#12. CAFRA.

**Minor Subdivision**  
**6312/12 & 13**  
19 & 21 Dina Drive  
**Waiver of Time-Granted**

**Checklist Waivers:**

- 1. **Item #2:** Scale of Plan not less than one inch equals 50 feet
- 2. **Item #3:** Map at scale of 1 inch equals 300 feet showing existing land use within 200 feet
- 3. **Item #5:** Existing topography at one foot intervals extending 100 feet from property lines
- 4. **Item #6:** Name and addresses of owners of land within 200 feet of property lines
- 5. **Item #8:** Map must include signature line for Chairman, Engineer, Board Secretary and Clerk
- 6. **Item #9:** Survey of property prepared by a New Jersey licensed land surveyor
- 7. **Item #11:** Setback distances of existing structures showing setbacks
- 8. **Item #12:** Names, locations and dimensions of all streets
- 9. **Item #13:** Sight triangles, the radi of curb line and street sign locations at intersections
- 10. **Item #14:** Site characteristic maps showing the location of existing and proposed property lines
- 11. **Item #15:** The location of all wetlands areas and required wetland transition areas
- 12. **Item #16:** Copy of existing or proposed covenants or deed restrictions
- 13. **Item #17:** Soil boring information
- 14. **Item #18:** When septic system proposed in CAFRA areas soiling borings required
- 15. **Item #19:** Proposed connections to water supply and sanitary sewer
- 16. **Item #20:** Areas in which construction is precluded due to the presence of streams or steep slopes
- 17. **Item #22:** The location of existing wells and septic systems
- 18. **Item #23:** Locations of all monuments, corners and other points established in the field
- 19. **Item #24:** Easement of lands

**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,

**Motion / to grant requested minor subdivision approval. Vote:** Aponte, Eykyn, Garth, Kearns, Kleiner, Levy, McCullough, Miller, Pfrommer, Pittaro

<p><b>2. SPPF06-16</b>  <b>Tower Ave LLC</b>          Zone, HB, 5.548 +/- acres, sewer/water          Applicant proposes to construct a 17,825 square foot grocery store and a 6220 square foot retail building. The site will be constructed in two (2) phases. Phase I will consist of the grocery store, paved parking for 121 vehicles, drainage and all other infrastructure. Phase II is the construction of the retail building. Pinelands C/F#1991-0166.004 dated 05-05-2016.</p>	<p><b>Preliminary and Final Major Site Plan 1508/35.01</b>          6028 Black Horse Pike  <b>Waiver of Time-Not Granted</b></p>
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**Checklist Waivers:**

- 1. **Item #6:** Name and addresses of owners within 200 feet of property lines
- 2. **Item #9:** Certified survey prepared by a New Jersey licensed surveyor
- 3. **Item #10:** Contours extending 100 feet from property line
- 4. **Item #15:** Site Characteristic map
- 5. **Item #17:** Copies of deed restrictions
- 6. **Item #23b:** Utilities letters
- 7. **Item #31a-k:** Natural resource inventory information
- 8. **Item #35:** Typical floor Plans for Phase 2 retail building
- 9. **Item #37:** Proposed easements

**Design Waivers:**

- 1. **§94-44E(1)i[1]a:** Basin in Front Yard
- 2. **§94-44E(1)j[1]b:** Basin Accessway

**Variance Relief:**

- 1. **§225-63A(1):** Number of building mounted signs. Four signs in lieu of two required
- 2. **§225-63A(3):** Vertical Height of building mounted signs. 9.5 feet in lieu of 5 feet required
- 3. **§225-63B(1):** Height of Freestanding sign. Thirty feet in lieu of 24.5 feet

**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

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

**Motion / to grant requested variance relief. Vote:** Aponte, Eykyn, Garth, Kearns, Kleiner, Levy, McCullough, Miller, Pfrommer, Pittaro

**Motion / to grant requested conditional Preliminary and Final Major Site Plan Approval phase I and phase II. Vote:** Aponte, Eykyn, Garth, Kearns, Kleiner, Levy, McCullough, Miller, Pfrommer, Pittaro

**MEMORIALIZATION OF RESOLUTION:**

<p>1. <b>SD 02-16</b>  <b>Hector Tavarez</b></p>	<p><b>Minor Subdivision 5304/11</b>          200 Bayberry Avenue</p>
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**Motion / to memorialize granting of requested checklist and design waivers, and minor subdivision**

**Vote:** Aponte, Eykyn, Garth, Kearns, Kleiner, Levy, McCullough, Miller Pfrommer, Pittaro

**SUMMARY MATTER(S):**

- 1. Discussions of matters pertaining to the Board:

**Section I:**

<p>a. General public discussion:</p>	<p><b>Motion / to open public portion</b>  <b>Motion / to close public portion</b></p>
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The next meeting of the Planning Board will be a regular meeting scheduled for **Monday, September 19, 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

