



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

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

**August 20, 2018, 5:00 P.M. (prevailing time)**

**First Edition:** 08/14/18

**2018 Regular Meeting Dates**

9/17 10/15 11/19 12/17

**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  
Robert Levy

Mayor James J. McCullough, Jr.  
Peter Miller, Township Administrator  
Committeewoman Laura Pfrommer  
Paul Rosenberg, 2<sup>nd</sup> Vice-Chairman  
Victoria Schiffler

**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, Levy, McCullough, Miller, Pfrommer, Rosenberg, Schiffler

**MOTION / TO RECONVENE THE PUBLIC MEETING.** VOTE: Aponte, Eykyn, Garth, Kearns, Levy, McCullough, Miller, Pfrommer, Rosenberg, Schiffler

**PUBLIC HEARING(S):**

**1. SPPF 10-17**  
**New Covenant Community Church of Somers Point, Inc.**  
**“Fusion Church”**  
Zone: HB, 6.664 acre site, sewer/water, applicant  
Is seeking amended preliminary and final site plan approval and a phasing plan to create a phase I and phase II. Applicant seeking Phase I approval which will include amended Preliminary and Final Major Site Plan in order to construct 48 parking spaces and to provide occupancy for the maximum of 50 persons until completion of the building improvements. The building in Phase I consist of two (2) storage areas (12,162 sq. ft. and 14,545 sq. ft.) office area (974 sq. ft.) and religious use area (9,815 sq. ft.) These areas are capped and posted for a maximum of 50 occupants. Phase II approval will include amended preliminary site plan approval and consists of the addition of 195 new parking space and maximum occupancy of 600 persons. In this phase, the applicant proposes to vacate one of the entrances on Tremont Avenue to have one entrance on each frontage. All improvements including landscaping will be completed during this phase.

**Amend. Prel./Final Major Site Plan-Phase I**  
**Amend. Prel. Major Site Site Plan-Phase II**  
**1301/41 & 42**  
6300 & 6304 Black Horse Pike  
**Waiver of Time – Not Granted**

**Motion / to grant Phasing plan creating Phase I and Phase II.** Vote: Aponte, Eykyn, Garth, Kearns, Levy, McCullough, Miller, Pfrommer, Rosenberg, Schiffler

**Motion / to grant conditional amended preliminary/final major site plan approval – Phase I and amended preliminary major site plan approval – Phase II.** Vote: Aponte, Eykyn, Garth, Kearns, Levy, McCullough, Miller, Pfrommer, Rosenberg, Schiffler

**2. SP 05-18**  
**Garden State Fuels**  
Zone: SHD, 71,495 sq. ft. site, sewer/water,  
Applicant will continue to utilize the site for a Gasoline filling station with no automotive service, fuel storage and sales. The applicant is also proposing to construct a

**Minor Site Plan**  
**4206/8-10**  
7054 & 7058 Black Horse Pike  
**Waiver of Time –Not Granted**

1,200 sq. ft. convenience store within the existing 11,400 sq. ft. building. The convenience store will have a retail area and deli. CAFRA

**Checklist Waiver(s):**

- 1. **Item #18:** Stormwater management plan
- 2. **Item #19:** Sewer and water report
- . **Item #23:** Landscaping plan
- 3. **Item #24:** Lighting and signage plan

**Design Waiver(s):**

- 1. **§94-8H:** Perimeter Buffer: **Front Yard** (Black Horse Pike): minimum buffer equal to the parking setback of the district. Minimum front yard parking setback is 20' ft. The applicant is not proposing any front yard buffer along Black Horse Pike which borders the Residential R-5 Zone.  
  
**Front Yard** (Milan Avenue): minimum buffer equal to the parking setback of the district. Minimum front yard parking setback is 20' ft. The applicant is not proposing any front yard buffer along Milan Avenue
- 2. **§94-8H:** Perimeter Buffer: **Side Yard:** there shall be a minimum buffer equal to the parking setback of district. The minimum side yard parking setback is 10' ft. Applicant is not proposing any side yard buffer along southeast property line which borders the West Atlantic City Redevelopment Zone.  
  
**Side Yard:** there shall be a minimum buffer equal to the parking setback of the district. The minimum side yard parking setback is 10' ft. Applicant is proposing a side yard buffer of 5' ft. along 130' ft. or 76% of the northwest property line.
- 2. **§94-11A:** Curb and Gutters

**Variance(s):**

- 1. **§225-7:** Lot Area: 71,035 sq. ft. existing; 80,000 sq. ft. req.
- 2. **§225-7:** Front Yard Setback – Principal Struc.: 45.89' ft. existing; 50' ft. req.
- 3. **§225-7:** Side Yard Setback-Principal Struc.: 13.42' ft. existing; 20' ft. req.
- 4. **§225-7:** Front Yard Setback-Accessory Struc.: 1.62' ft. existing; 50' ft. req.
- 5. **§225-7:** Side Yard Setback-Accessory Struct.: 6.80' ft. existing; 20' ft. req.
- 6. **§225-7:** Side Yard Parking Setback: 5' ft. existing; 10' ft. req.
- 7. **§225-18A:** Storage of bulk oil or gasoline
- 8. **§225-55E:** Parking buffer: 2' ft. prop.; 10' ft. required
- 9. **§225-55M(3):** Parking setback: 5' ft. prop.; 10' ft. required
- 10. **§225-61B:** No portion of any sign shall be located within or suspended over a public right-of-way. Applicant has an existing, temporary gas price sign fastened to a light post located within the right-of-way.
- 11. **§225-63A:** Signage building mounted (number): 5 prop., 4 existing, 1 permitted
- 12. **§225-63A(1):** Area of building mounted signs: 250 sq. ft. permitted
- 13. **§225-63B(1):** Freestanding sign height: 150 sq. ft. sign: 30' ft. existing height; 16' ft. permitted  
32 sq. ft. sign: >16' ft. existing height; 16' ft. permitted
- 13. **§225-63B(3):** Freestanding signs (number): 8 prop., 1 permitted
- 14. **§225-63B(7):** Freestanding sign setback: 150 sq. ft. sign: 15' ft. existing; 25' ft. req.  
32 sq. ft. sign: 4 ft. existing; 25' ft. req.  
Temporary gas price sign fastened to light post  
Located within right-of-way; 25' ft. req.

**Motion / to grant requested checklist waiver(s):** **Vote:** Aponte, Eykyn, Garth, Kearns, Levy, McCullough, Miller, Pfrommer, Rosenberg, Schiffler

**Motion / to grant requested design waiver(s):** **Vote:** Aponte, Eykyn, Garth, Kearns, Levy, McCullough, Miller, Pfrommer, Rosenberg, Schiffler

**Motion / to grant requested variance relief:** **Vote:** Aponte, Eykyn, Garth, Kearns, Levy, McCullough, Miller, Pfrommer, Rosenberg, Schiffler

**Motion / to grant requested conditional minor site plan approval:** **Vote:** Aponte, Eykyn, Garth, Kearns, Levy, McCullough, Miller, Pfrommer, Rosenberg, Schiffler

3. **SPPF 12-15** **Preliminary/Final Major Site Plan**  
**Atlantic City Electric Company** **1601/6 & 7**  
Zone: R-2 & PO-1, 107 acre, no sewer/water required, 3047 & 3051 English Creek Avenue  
Site is improved with the Cardiff Electrical substation Waiver of Time – Not Indicated

Equipment owned and operated by the Atlantic Electric Company. Applicant received approval to expand existing yard for a new substation expansion, construction of an equipment control structure and construction of concrete foundations for electrical infrastructure in February. As a condition of approval the applicant was to prepare a study to determine the best design, material, and location to construct a sound attenuating wall within the complex not to exceed 15' ft. Pinelands.

**Motion / to grant preliminary and final major site plan condition compliance. Vote:** Aponte, Eykyn, Garth, Kearns, Levy, McCullough, Miller, Pfrommer, Rosenberg, Schiffler

**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 Planning Board Meeting Minutes June 18, 2018 and July 16, 2018. Vote:** Aponte, Eykyn, Finnerty, Garth, Levy, Miller, Pfrommer, Rosenberg, Schiffler

The next regular meeting of the Planning Board is scheduled for **Monday, September 17, 2018, 5:00 p.m., prevailing time.** **Vote:** Aponte, Eykyn, Garth, Kearns, Levy, McCullough, Miller, Pfrommer, Rosenberg, Schiffler

**Motion / to adjourn at P.M. Vote:** Aponte, Eykyn, Garth, Kearns, Levy, McCullough, Miller, Pfrommer, Rosenberg, Schiffler

Theresa Wilbert, Secretary