



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

PLANNING BOARD AGENDA
REGULAR MEETING
Monday, September 19, 2016, 5:00 P.M. (prevailing time)

Final Edition: 09-16-16

2016 Regular Meeting Dates
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. #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

PUBLIC HEARING(S):

<p>1. SPPF 07-09/Amended Egg Harbor Associates, LLC –“Oak Tree Plaza” Zone, RCD, 34.49 +/- acres, sewer/water, Applicant previously Received approval for a 244,599 sq. ft. shopping center, which Included preliminary/final approval of a 188,632 sq. f. Wal-Mart, as well as, an 18,588 sq. ft. retail building “A” and an 18,275 sq. ft. retail building “B” and preliminary approval for five (5) outparcel buildings. Applicant is now seeking amended preliminary and final site plan approval for retail building “A” which will now consist of 27,386 sq. ft. and retail building “B” which will consist of 12,500 sq. ft. No amendments are proposed to the Wal-Mart building. Applicant is also seeking final approval for the following: Applicant is proposing a 14,700 sq. ft. retail building with drive thru window at the northerly side of building where originally a 4,000 sq. ft. bank and 1,728 sq. ft. restaurant were previously proposed (outparcel #1). Applicant is seeking approval for a 5,296 sq. ft. Applebee’s where a 5,895 sq. ft. restaurant was previously proposed (outparcel #3), Applicant is proposing a 7,200 sq. ft. retail building where a 3,400 sq. ft. restaurant was previously approved (outparcel #4) and the applicant is seeking approval for a 4,690 sq. ft. Chick-fil-A fast food restaurant were a 4,250 sq. ft. was previously approved (outparcel #5). Other improvements include 1,115 off-street parking spaces, eleven loading areas, freestanding and building mounted signage and minor changes to the storm water basins along Fire Road and U.S. Route 40/322 but no increase in impervious coverage. CAFRA.</p>	<p>Amended Prel./Final Major Site Plan Final Major Site Plan 2118/1 & 16-21 7801 Black Horse Pike, 6820 Old Egg Harbor and Fire Road(s) Waiver – Not granted</p>
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Checklist Waivers:

- 1. Item #17:** Covenants and deed restrictions
- 2. Item #35:** Architectural plans with typical floor plans and building views/elevations

Variance Relief:

- 1. §225-55D: Interior Parking Lot One-Way Driveway Width: 10 ft. proposed; 15 ft. required**

- 2. §225-55E&M: Parking Buffer & Landscape Buffer: 10' ft. between building and parking lot
Outparcel #1, #4 & #5 do not comply
- 3. §225-55F: Parking Lot Curbing: curbing in all off street parking areas Chick-Fil-A
painted islands in lieu of curbing proposed.
- 4. §225-56A: Parking Requirement: 1,115 proposed; 1,172 required.
- 5. §225-58G: Directional Signage-Area: 2 sq. ft. permitted; Outparcel #1, #4 & #5 (menu
boards and directional signs)
- 6. §225-63A: Number of Building Mounted Signs: 1 sign not to exceed 250 sq. ft., Retail "B", Outparcel
#1, 3, 4, and 5
- 7. §225-63B (2): Freestanding Sign area (Fire Road): 250 sq. ft. proposed; 100 sq. ft. permitted

Motion / to open public portion

Motion / to close public portion

Motion / to grant requested checklist waivers. Vote: Aponte, Eykyn, Garth, Kearns, Kleiner, McCullough, Miller, Pfrommer, Pittaro, Rosenberg

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

Motion / to grant conditional amended preliminary and final major site approval for retail buildings A & B. Vote: Aponte, Eykyn, Garth, Kearns, Kleiner, McCullough, Miller, Pfrommer, Pittaro, Rosenberg

Motion / to grant conditional final major site approval for outparcels # 1,3,4, and 5. Vote: Aponte, Eykyn, Garth, Kearns, Kleiner, McCullough, Miller, Pfrommer, Pittaro, Rosenberg

MEMORIALIZATION OF RESOLUTIONS:

- 1. SD 03-16 Minor Subdivision
Max Gurwicz & Son 6312/12 &13
19 & 21 Dina Drive

Motion / to memorialize granting requested checklist waivers and conditional minor subdivision approval. Vote: Eykyn, Garth, Kearns, , Levy, McCullough, Miller Pfrommer, Pittaro

- 2. SPPF 06-16 Preliminary and Final Major Site Plan
Tower Ave LLC 1508/35.01
6028 Black Horse Pike

Motion / to memorialize granting of requested checklist and design waivers, variance relief and conditional Preliminary and Final Major Site Plan approval. Vote: Eykyn, Garth, Kearns, Levy, McCullough, Miller, Pfrommer, Pittaro

SUMMARY MATTER(S):

- 1. Discussions of matters pertaining to the Board:

A. Discussion: Master Plan

Section I:

- a. General public discussion: Motion / to open public portion
Motion / to close public portion

Motion / to approve planning board special meeting minutes of August 8, 2016. Vote: Aponte, Eykyn, Garth, Kearns, Pfrommer, Rosenberg

The next meeting of the Planning Board will be a regular meeting scheduled for **Monday, October 17, 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

