



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

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

**Monday, September 21, 2015, 5:00 P.M. (prevailing time)**

**Final Edition: 9/16/15**

**2015 Regular Meeting Dates**

10/19 11/16 12/21

**Planning Board Professional(s):**

Solicitor: Christopher Brown, Esq.  
Engineer: James A. Mott, P.E., of Mott Associates  
Planner: Vincent Polistina, P.P., of Polistina and Associates

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

**Special Counsel:** Dean R. Marcolongo, Esq.  
**Special Planner:** Stuart B. Wiser, P.P., A.I.C.P., Remington, Vernick & Walberg Engineers

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 9:00 P.M. AND THE MEETING SHALL ADJOURN AT 11:00 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

**OTHER MATTER(S):**

**A. Motion / to appoint Township Committeewoman Pfrommer, Board Member Kleiner, Board Member Rosenberg, Township Administrator Miller as members of the Planning Board Master Plan Subcommittee.**

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

**B. Motion / to schedule a meeting of the Planning Board Master Plan Subcommittee for Tuesday, October 13, 2015, 6:00 p.m. prevailing time, within the Mayor's Conference Room. Vote:** Aponte, Eykyn, Garth, Kearns, Kleiner, Levy, McCullough, Miller, Pfrommer, Pittaro, Rosenberg

**MINOR SUBDIVISION(S):**

<p><b>1. SD 04-15</b> <b>David Doebley</b> Zone: RG-2, 2.42 acres, water/sewer, applicant Is proposing a two (2) lot subdivision. One lot contains a single-family dwelling currently under construction. Other lot will contain a proposed single-family dwelling. Pinelands: c/f #2006-0289.004, dated 8-31-15.</p>	<p><b>Minor Subdivision</b> <b>1703/19</b> 3054 Ivins Avenue Waiver of time – <b>Not Granted</b></p>
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**Checklist Waiver(s):**

1. **Item #6:** Certified owners list
2. **Item #14:** Site Characteristics map showing trees 15 inches dbh or larger
3. **Item #16:** Copy of any existing and/or proposed covenants or deed restrictions
4. **Item #17:** Soil boring information

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

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

**Motion** / to memorialize resolution granting requested conditional minor subdivision approval. **Vote:** Aponte, Eykyn, Garth, Kearns, Kleiner, Levy, McCullough, Miller, Pfrommer, Pittaro, Rosenberg

**PUBLIC HEARING(S):**

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| <ol style="list-style-type: none"> <li>1. <b><u>SD 02-15</u></b><br/> <b>Bellevue Properties Group</b><br/> <b>6550 Delilah Road, LLC</b><br/>           Zone: GC, 21 ± acres, sewer/water, site currently contains an existing masonry building and parking for 746 vehicles. Applicant is proposing to subdivide the existing lots in or to create two (2) lots. Proposed lot 7.01 will be 3.2 acres and will contain a future commercial building that received approval from the Planning Board in October, 2005. Proposed lot 7.02 will consist of 18.8 acres and will contain the existing commercial building and 729 vehicles. Pinelands: c/f: #1985-0112.003, dated 10-1-14.</li> </ol> | <b>Minor Subdivision</b><br><b>401/7-11</b><br>6550 Delilah Road<br>Waiver of time – <b>Not Granted</b> |
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**Checklist Waiver(s):**

1. **Item #2:** Scale of Plans
2. **Item #6:** Certified owners list
3. **Item #14:** Site Characteristics map showing trees 15 inches dbh or larger
4. **Item #16:** Copy of any existing and/or proposed covenants or deed restrictions
5. **Item #17:** Soil boring information
6. **Item #21:** Temporary stakes
7. **Item #22:** location of existing wells and septic systems
8. **Item #24:** The purpose of any proposed easement of land reserved or dedicated to public or common use shall be designated and the proposed use of site other than residential shall be noted.

**Variance Relief:**

1. **§225-7:** Impervious coverage: (proposed lot 7.01): 75% in lieu of 70%
2. **§225-7:** Side yard parking setback: (new property line between lots 7.01 and 7.02): 0’ft. in lieu of 10’ft.
3. **§225-55P:** Handicap parking: proposed lot 7.01: 0 in lieu of 2; proposed lot 7.02: 4 in lieu of 5
4. **§225-56A:** Parking requirement: (proposed lot 7.01) 17 proposed in lieu of 131

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

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

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| <ol style="list-style-type: none"> <li>2. <b><u>SP 07-15</u></b><br/> <b>Inglesia Pentecostal</b><br/>           Zone: M-1, 15,300 sq. ft. parcel, septic/water, applicant Is seeking approval to convert an existing 1,200 sq. ft. block building with a proposed 624 sq. ft. addition into a 105 seat place of worship. Applicant also proposes 20 stone parking spaces, underground drainage, landscaping lighting, curb and sidewalk. CAFRA.</li> </ol> | <b>Minor Site Plan</b><br><b>1032/3</b><br>101 Oak Avenue, Doughty Road<br>Waiver of time – Not Indicated |
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**Design Waiver(s):**

1. **§94-11( C ):** Curbing on site

**Variance Relief:**

- 1. §225-7: Front yard setback: (Oak Avenue) 17.2' ft. in lieu of 50' ft.
- 2. §225-7: Side yard setback: 0.85' ft. and 17.3' ft. in lieu of 25' ft.
- 3. §225-7: Parking setback (Front & Side):  
 Doughty Road (front): 9.70' ft. in lieu of 20' ft.  
 Oak Avenue (front): 2' ft. in lieu of 20' ft.  
 Side yard setback: 2' ft. in lieu of 10' ft.
- 4. §225-55(A): Driveway width: Drive entrances for commercial sites shall be at least 30' ft. wide  
 Applicant does not meet 30' ft. wide requirement
- 5. §225-55(F): Parking lot curbing: Concrete curbing required around perimeter of parking areas.  
 Applicant proposing curbing along one edge of parking lot only
- 6. §225-55(I): Surfacing of parking lot: All loading and parking spaces, aisle and driveway areas shall  
 be paved. Applicant is proposing stone surface area.
- 7. §225-56(A)(9): Parking requirements: 20 parking spaces in lieu of 27 spaces required.
- 8. §225-63(B)(7): Freestanding sign setback: 9.5' f. from Oak Avenue R-O-W in lieu of 25' ft. required.

Motion / to open public portion  
 Motion / to close public portion

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

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

Motion / to grant conditional minor site plan approval. Vote: Aponte, Eykyn, Garth, Kearns, Kleiner, Levy, McCullough, Miller, Pfrommer, Pittaro, Rosenberg

- 3. **SPPF 23-00 (Amended)** Amended Prel./Final Major Site Plan  
**Spencer Gifts, LLC** 2112/4 &58  
 Zone: RCD, 7.79 acre site, sewer/water, applicant Black Horse Pike and Spencer Avenue  
 Is proposing to convert a 9,710 sq. ft. maintenance Waiver of time – **Not granted**  
 Building into office space. Applicant is also proposing a 1,008 sq. ft. storage shed to be located on the  
 northerly side of the property. CAFRA

**Checklist Waiver(s):**

- 1. Item #10: Elevations
- 2. Item #13: Landscaping plan
- 3. Item #14: Lighting and signage plan
- 4. Item #23(a): Utilities plan showing all sewer lateral hookup
- 5. Item #31: Natural resource inventory

**Variance Relief:**

- 1. §225-7: Accessory building rear yard setback: 23.76' ft. in lieu of 50' ft. required
- 2. §225-7: Maximum lot coverage: 72.2% proposed, which is reduced from the existing lot  
 coverage of 73.8%, where 70% is required.

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

Motion / to grant conditional amended preliminary and final major site plan approval. Vote: Aponte, Eykyn, Garth, Kearns, Kleiner, Levy, McCullough, Miller, Pfrommer, Pittaro, Rosenberg

**CONTINUATION OF PUBLIC HEARING(S):**

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

**Motion / to open public portion**  
**Motion / to close public portion**

**Motion / to carry public hearing to \_\_\_\_\_, \_\_\_\_\_ p.m., prevailing time.**  
**VOTE:** Aponte, Eykyn, Garth, Kearns, Kleiner Levy, McCullough, Miller, Pfrommer, Pittaro, Rosenberg

**MEMORIALIZATION OF RESOLUTION(S):**

1. **SD 06-15** **Minor Subdivision**  
**Egg Harbor Township** 3801/30.06 & 30.13  
Carmel & Citation Drive

**Motion / to memorialize resolution granting conditional minor subdivision approval. Vote:**  
Aponte, Eykyn, Garth, Kearns, Kleiner, Levy, McCullough, Miller, Pfrommer, Pittaro, Rosenberg

**SUMMARY MATTER(S):**

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

**A: General public discussion: Motion / to open public portion**  
**Motion / to close public portion**

**Motion / to approve special planning board minutes of March 24, 2015. Vote:** Aponte, Carman, Eykyn, Garth, Kearns, Pfrommer, Rosenberg.

**Motion / to approve regular planning board minutes April 20, 2015. Vote:** Aponte, Carman, Eykyn, Garth, Kearns, Pfrommer, Rosenberg.

The meeting(s) of the Planning Board are Special Meeting's scheduled for **Tuesday, September 29, 2015 and Wednesday, September 30, 2015, 5:00 p.m., prevailing time respectfully for both**

**Motion / to adjourn at \_\_\_\_\_ P.M. VOTE:** Aponte, Eykyn, Garth, Kearns, Kleiner, Levy, McCullough, Miller, Pfrommer, Pittaro, Rosenberg,

Theresa Wilbert, Secretary