



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

PLANNING BOARD AGENDA
REGULAR MEETING

October 15, 2018, 5:00 P.M. (prevailing time)

First Edition: 10/9/18

2018 Regular Meeting Dates

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
Robert Levy
Mayor James J. McCullough, Jr.

Peter Miller, Township Administrator
Committeewoman Laura Pfrommer
Paul Rosenberg, 2nd Vice-Chairman
Victoria Schiffler
Phil Todd, Alternate #1

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, Levy, McCullough, Miller, Pfrommer, Rosenberg, Schiffler, Todd

MOTION / TO RECONVENE THE PUBLIC MEETING. Vote: Aponte, Eykyn, Garth, Levy, McCullough, Miller, Pfrommer, Rosenberg, Schiffler, Todd

OTHER MATTER(S):

1. **Master Plan:** Discussion: Housing Element and Fair Share Plan

Motion / to open public portion

Motion / to close public portion

Motion / to adopt Housing Element and Fair Share Plan. Vote: Aponte, Eykyn, Garth, Levy, McCullough, Miller, Pfrommer, Rosenberg, Schiffler, Todd

Motion / to memorialize resolution adopting the Housing Element and Fair Share Plan. Vote: Aponte, Eykyn, Garth, Levy, McCullough, Miller, Pfrommer, Rosenberg, Schiffler, Todd

PUBLIC HEARING(S):

1. **SPPF 12-15**

Atlantic City Electric Company

Zone: R-2 & PO-1, 107 acre, no sewer/water required,

Site is improved with the Cardiff Electrical substation

Preliminary/Final Major Site Plan

1601/6 & 7

3047 & 3051 English Creek Avenue

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 open public portion

Motion / to close public portion

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

2. SP 06-18 Chick-Fil-A **Minor Site Plan 1508/33**
Zone: HB, 72,603 sq. ft., sewer/water, 6038 Black Horse Pike
Applicant proposes to remove a portion of existing building and reduce parking from 77 spaces to 69 spaces in order to reconfigure the drive-thru to allow for two (2) lanes to accommodate 18 cars. Applicant is also proposing to construct a 475 sq. ft. building addition, as well as, a meal delivery canopy and a face-to-face order canopy. Pinelands: Waiver of Time – Not Indicated

Checklist Waiver(s):

1. Item #18: Stormwater Management Plan

Design Waiver(s):

1. §94-23(H): Lighting

Variance Relief:

- 1. §225-7: Front Yard Setback (Accessory Structure)**
(face-to-face order canopy): 27.2 ft. prop.; 50' ft. req.
- 2. §225-7: Side Yard Setback (Accessory Structure)**
(meal delivery canopy): 13.9 ft. prop.; 20' ft. req.
- 3. §225-7: Maximum Impervious Coverage: 72.35% existing; 71.46% prop.; 70% permitted**
- 4. §225-12-A: Accessory Buildings-front yard:**
(detached face-to-face canopy): 27.2 ft. prop.; 50' ft. req.
- 5. §225-12-A: Accessory Buildings-side yard:**
(detached meal delivery canopy): 13.9' ft. prop.; 20' ft. req.
- 6. §225-37 (C): Area, Yard & Building Req. (Accessory Structure)**
(meal delivery canopy): 13.9 ft. prop.; 20' ft. req
- 7. §225-37 (C): Area, Yard & Building Req. (Accessory Structure)**
(face-to-face order canopy): 27.2 ft. prop.; 50' ft. req.
- 8. §225-37 (C): Area, Yard & Building Req. (Accessory Structure): 72.35% exist.; 71.46% prop.; 70% permitted**

Motion / to open public portion

Motion / to close public portion

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

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

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

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

MEMORIALIZATION OF RESOLUTION(S):

1. SPPF 02-95 (Amended) Extension of Time
Gaspare Campisi T/A Gaspare, Inc. 1303/49

Motion / to memorialize resolution granting requested three (3) one-year extension(s) of time pursuant to N.J.S.A. 40-55D-52 for SPPF 02-95 (Amended). Vote: Aponte, Eykyn, Hodson, Miller, Pfrommer, Schiffler, Todd
6418 Black Horse Pike

2. SDF 25-05 & SPPF 33-05 Extension of Time
Offshore Developers, Inc. 501/1-7, 10 & 11

Motion / to memorialize resolution granting one year extension of time pursuant to N.J.S.A. 40-55D-52 for SDF25-05 and SPPF 33-05. Vote: Aponte, Eykyn, Hodson, Miller, Pfrommer, Schiffler, Todd
f.k.a. Pulte Homes – “Ocean Club” (a.k.a. The Villages at Farmington) Westcoat Road

3. SPPF 07-16 Condition Inclusion
Egg Harbor Township Preliminary/Final Major Site Plan
Police Athletic League 1305/38
“Buddy’s Adventure Zone” 2542 Ridge Avenue

Motion / to memorialize resolution amend resolution to include a condition that upon completion of Buddy's Adventure Zone it is the intent of the PAL Board of Directors to turn the complex/property over to the Township.

Vote: Aponte, Eykyn, Hodson, Miller, Pfrommer, Schiffler, Todd

**4. SP 05-18
Garden State Fuels**

**Minor Site Plan
4206/8-10**

7054 & 7058 Black Horse Pike

Motion / to memorialize resolution granting requested checklist waiver(s), design waiver(s), variance relief and conditional minor site plan approval: Vote: Aponte, Eykyn, Hodson, Miller, Pfrommer, Schiffler, Todd

**5. RDP 01-18
Black Horse ALF, LLC**

**Redevelopment Plan Prel/Final Major Site Plan
2118/4**

6817 Black Horse Pike

Motion / to memorialize resolution granting requested checklist waiver(s), design waiver(s), variance relief and conditional Preliminary/Final Major Site Plan Approval for Redevelopment Plan- Black Horse ALF, LLC:

Vote: Aponte, Eykyn, Hodson, Miller, Pfrommer, Schiffler, Todd

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 September 17, 2018. Vote: Aponte, Eykyn, Hodson, Miller, Pfrommer, Schiffler, Todd

The next regular meeting of the Planning Board is scheduled for **Monday, November 19, 2018, 5:00 p.m., prevailing time. Vote:** Aponte, Eykyn, Garth, Levy, McCullough, Miller, Pfrommer, Rosenberg, Schiffler, Todd

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

Theresa Wilbert, Secretary