



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

**PLANNING BOARD AGENDA
REGULAR MEETING
October 16, 2017, 5:00 P.M. (prevailing time)**

Final Edition: 10/13/17

2017 Regular Meeting Dates

11/20 12/18

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, V-Chair.
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, 2nd V-Chair.

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,

EXTENSION OF TIME:

1. **SDF 25-05 & SPPF 33-05** **Extension of Time**
Offshore Developers, Inc. **501/1-7, 10 & 11**
f.k.a. Pulte Homes – “Ocean Club” (a.k.a. The Villages at Farmington) **Westcoat Road**
Zone: RG-5, 273.6 acre site, applicant received final major site plan and final major subdivision approval for 258 residential lots for a Planned Adult Community, 259 residential lots for single-family detached units, and 140 residential lots for single-family attached dwelling units (townhouses) with nine (9) lots containing active recreation, passive open space, 2 pump stations, and storm water management facilities as outlined within a phase plan (I – VI). Applicant is seeking all three (3) one year extensions of time as provided pursuant to N.J.S.A. 40:55D-52.

Motion / to grant three (3) one year extension(s) of time pursuant to N.J.S.A. 40-55D-52 for SDF 25-05 and SPPF 33-05. **Vote:** Aponte, Eykyn, Garth, Kearns, Kleiner, Levy, McCullough, Miller, Pfrommer, Pittaro, Rosenberg

Site Plan/Subdivision Application(s):

1. **SPPF 25-02 (Amended #2)** **Amend. Prel./Final Site Plan**
AtlantiCare Health Services **1401/2.01**
Zone: PO-1, 25.35 acre site, sewer/water, applicant previously received Site Plan approval in January, 2003 to construct a total of eight (8) buildings consisting of 170,800 sq. ft. of new medical offices and a 34,600 sq. ft. health club currently known as the Atlantic Care Health Park. The applicant is proposing to combine three (3) of the previously approved buildings (“G, H, and N”) each consisting of 16,000 sq. ft. into one singular building with a proposed building are of 48,000 sq. ft. Pinelands C/F: 88-0745.06, 8/28/02. **Waiver of Time – Granted**

Motion / to grant requested amended conditional preliminary and final major site plan approval.

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

PUBLIC HEARING(s):

- | | |
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| 1. SPPF 03-14 (Amended)
JTD Realty Group, LLC
Zone: M-1, 4.54 acre site, applicant was previously granted preliminary and final major site plan approval
(May 19, 2014) to construct four (4) buildings which included an office and warehouse use in each. Applicant is now requesting amended preliminary/final site plan approval to eliminate three (3) of the previously approved four (4) buildings which had 2,000 sf. of office and 5,000 sq. ft. of warehouse use in each. Site has been partially constructed with one (1) building as previously approved, but improvements have not been completed. Applicant has installed 18 paved parking spaces, drainage basin, curb/sidewalk along Delilah Road, lighting on building, drainage piping for basin not completed and 82,400 sq. ft. of outdoor storage being used on compacted soil aggregate. CAFRA | Amend. Prel./Final Site Plan
701/4
6626 Delilah Road
Waiver of time – Not Granted |
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Checklist Waiver(s):

- 1. Item #6: Certified list of owners**
- 2. Item #9: Updated survey**

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

Motion / to granted requested checklist waiver(s). Vote: Aponte, Eykyn, Garth, Kearns, Kleiner, Levy, McCullough, Miller, Pfrommer, Pittaro, Rosenberg

Motion / to grant requested conditional amended preliminary and final major site plan approval.

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

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| 2. SPPF 07-17
Ardelean & Droboniku
Zone: RCD, 5.02 acres, sewer/water, site currently contains an existing 39,180 sq. ft. one-story office with associated improvements. Applicant is seeking to lease 33,000 sq. ft. of office to the State of New Jersey Department of Children and Families with the remaining 5,800 sq. ft. reserved for future office space. Other associated improvements include curb/sidewalk, landscaping, lighting and storm water management. CAFRA | Prel./Final Site Plan
2117/15-17
6840 Old Egg Harbor Road
Waiver of Time – Not Granted |
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Checklist Waiver(s):

- 1. Item #19: Sewer and water report**
- 2. Item #20: Traffic report**
- 3. Item #21: Fiscal impact report**
- 4. Item #22: Modification report**
- 5. Item #31: Natural resource inventory**

Design Waiver(s):

- 1. §94-14(B): Environmental impact statement**
- 2. §94-23(H): Lighting**

Variance Relief:

- | | |
|-----------------------------------------------------------------------|--------------------------------------------|
| 1. §225-63A(36): Building Mounted Signage - Quantity: | 1 perm.; 3 prop. |
| 2. §225-63A(1): Building Mounted Signage – Area: | 250 sq. ft. perm; 292 sq. ft. prop. |
| 3. §225-63A(3): Building Mounted Signage – Vertical Dimension: | 5 ft. perm; 12’ ft. prop. |
| 4. §225-56: Minimum Parking Requirements: | 261 space req.; 255 spaces prop. |

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

Motion / to granted requested checklist waiver(s). Vote: Aponte, Eykyn, Garth, Kearns, Kleiner, Levy, McCullough, Miller, Pfrommer, Pittaro, Rosenberg

Motion / to granted requested design waiver(s). Vote: Aponte, Eykyn, Garth, Kearns, Kleiner, Levy, McCullough, Miller, Pfrommer, Pittaro, Rosenberg

Motion / to granted requested variance relief. Vote: Aponte, Eykyn, Garth, Kearns, Kleiner, Levy,

McCullough, Miller, Pfrommer, Pittaro, Rosenberg

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

MEMORIALIZATION OF RESOLUTION(S):

1. SPPF 12-08 Extension of Time
Thomas Giegerich 3302/1.01
2A High School Drive

Motion / to memorialize resolution grant three (3) one year extension(s) of time pursuant to N.J.S.A. 40-55D-52. Vote: Aponte, Eykyn, Garth, Kearns, Kleiner, Levy, McCullough, Miller, Pfrommer, Pittaro, Rosenberg

2. SPM 33-97(Amendment II) Condition Extension
6634 Delilah Road Partners, LLC 701/6
6634 Delilah Road

Motion / to memorial resolution granting condition extension of the amended preliminary and final major site plan approval granted on April 18, 2016 memorialized on May 16, 2016 allowing for a construction trailer to remain on site for an additional time period until May 16, 2018. Vote: Aponte, Eykyn, Garth, Kearns, Kleiner, Levy, McCullough, Miller, Pfrommer, Pittaro, Rosenberg

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

The next Regular Meeting of the Planning Board is scheduled for Monday, November 20, 2017, 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