



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

PLANNING BOARD AGENDA
REGULAR MEETING
Monday, October 17, 2016, 5:00 P.M. (prevailing time)

Final Edition: 10/11/16

2016 Regular Meeting Dates

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

OTHER MATTER(S):

1. SDP 05-08 **Request to withdraw/rescind**
Adam Cross **1702/111-113 & 187**
"Judah Woods" **Ivins Avenue**
Applicant received conditional preliminary approval in November, 2008. Applicant is now requesting the Board to rescind/accept request to withdraw the application known as SDP 05-08, Adam Cross, "Judah Woods".

Motion / to rescind conditional preliminary approval and accept the withdrawal of application SDP 05-08; Adam Cross – "Judah Woods", block 1702 lots 111 -113 and 187, Ivins Avenue. Vote: Aponte, Eykyn, Garth, Kearns, Kleiner, McCullough, Miller, Pfrommer, Pittaro, Rosenberg

PUBLIC HEARING(S):

1. SPPF 07-16 **Preliminary/Final Major Site Plan**
Egg Harbor Township **1305/38**
Police Athletic League – "Buddy's Adventure Zone" **2542 Ridge Avenue**
Zone: RG-4, 4.77 acres, sewer/water, applicant is proposing **Waiver of time – Not Indicated**
to construct a recreational and education facility on site. There are two (2) buildings associated with this request. The first is a 14,400 sq. ft. S.T.E.M. (Science, Technology, Engineering, and Mathematical) facility and the other will be a 21,600 sq. ft. athletic facility. Other improvements include 96 parking spaces, storm water management and landscaping. Pinelands c/f #: 2006-0477.002 dated 7/22/15.

Checklist Waiver(s):

- 1. Item #1 (c): Site plan in digital format**
- 2. Item #3: Key map at scale of 1" = 300'**

- 3. Item #6: Name and address of owners within 200'
- 4. Item #10: Contour lines at one foot intervals extending 100' ft. from property lines
- 5. Item #20: Traffic Report
- 6. Item #23a: Location of existing utility structures within 200' ft. of site boundaries

Design Waiver(s):

- 1. §94-14: Environmental impact statement
- 2. §94-22E: Basin perimeter landscaping
- 3. §94-44E(1)(i)[4]: Soil borings

Variance(s):

- 1. §225-55F: Parking lot curbing
- 2. §225-62D: Signage in residential districts (building mounted): 30 sq. ft. in lieu of 10 sq. ft.
- 3. §225-62: Signage in residential districts: Freestanding signs not permitted in residential districts; 24 sq. ft. proposed

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 design 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 preliminary and final major site approval. Vote: Aponte, Eykyn, Garth, Kearns, Kleiner, McCullough, Miller, Pfrommer, Pittaro, Rosenberg

MEMORIALIZATION OF RESOLUTIONS:

- 1. **SPPF 07-09/Amended** Amended Prel./ Final Major Site Plan Bldgs. A&B
 Egg Harbor Associates, LLC –“Oak Tree Plaza” Amended Cond. Prel. outparcels #1,3,4 &5 and Final Major Site Plan
 2118/1 & 16-21
 7801 Black Horse Pike, 6820 Old Egg Harbor, and Fire Road(s)

Motion / to memorialize resolution granting requested checklist waivers, variance relief, conditional amended preliminary and final major site approval for retail buildings A & B and conditional amended preliminary major site plan approval for outparcels #1,3,4, and 5, and final major site plan approval. Vote: Aponte, Eykyn, Garth, 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

Motion / to approve planning board meeting minutes of September 21, 2015. Vote: Aponte, Eykyn, Levy, Pittaro

Motion / to approve planning board meeting minutes of January 5, 2016. Vote: Aponte, Eykyn, Garth, Kleiner, McCullough, Miller, Pfrommer, Pittaro, Rosenberg

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

Motion / to approve planning board meeting minutes of April 18, 2016. Vote: Eykyn, Garth, Kleiner, Levy, McCullough, Miller, Rosenberg

Motion / **to approve September 29, 2016 Special Planning Board Minutes.** **Vote:** Aponte, Carman, Eykyn, Pfrommer, Garth

The next meeting of the Planning Board will be a regular meeting scheduled for **Monday, November 21, 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