



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

PLANNING BOARD AGENDA

REGULAR MEETING

November 19, 2018, 5:00 P.M. (prevailing time)

First Edition: 11/13/18

2018 Regular Meeting Dates

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

PUBLIC HEARING(S):

- | | |
|---|---|
| <p>1. SP 06-18
Chick-Fil-A
Zone: HB, 72,603 sq. ft., sewer/water,
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:</p> | <p>Minor Site Plan
1508/33
6038 Black Horse Pike
Waiver of Time – Not Indicated</p> |
|---|---|

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

2. SPPF 10-16 **Amend. Prel./Final Major Site Plan
JSM Realty, LLC **701/1**
Zone: M-1, 7.52 acres, septic/water, applicant **6612 Delilah Road**
received approval in February, 2017 to construct **Waiver of Time – Not Granted**
3,500 sq. ft. office area and a 7,700 sq. ft. 6 bay-bay maintenance garage with 30 off-street parking spaces. The site will be enclosed with an eight (8) foot high chain link fence and within the area the applicant is proposing a construction storage yard with a stockpile and storage area, water station area and a vehicle fueling area with an above ground fuel tank.**

Applicant is now seeking Amended Preliminary and Final Major Site Plan Approval to allow guarantees posted are consistent with N.J.S.A. 40:55D-53.

Motion / to grant conditional amended preliminary/final major site plan approval so guarantees posted are consistent with N.J.S.A. 40:55D-53. **Vote:** Aponte, Eykyn, Garth, Levy, McCullough, Miller, Pfrommer, Rosenberg, Schiffler, Todd

3. SPPF 08-17/A/R1 **Amend. Prel./Final Major Site Plan
Pioneer Pipe **1020/1 & 1021/1**
Zone: M-1, 2 acres, water/sewer, applicant received **110 Repetto**
approval February, 2017 in to utilize an existing 6,000 sq. ft. **Waiver of Time – Not Granted**
building (3,000 sq. ft. for office and the remaining 3,000 sq. ft. for warehouse). Applicant also proposed the storage of outside materials on the remaining portion of the lot (pipe materials and vehicles for "Pioneer Pipe". Site previously had existing vegetation and trees, however, property owner has removed.**

Applicant is now seeking amended preliminary and final major site plan approval to demolish a portion of the existing building and reduce its size to 2,800 sq. ft., specifically for warehousing. Thereafter, the applicant is proposing a grassed surface area and sidewalk where the 3,200 sq. ft. portion of building is being demolished.

Checklist Waiver(s):

1. **Item #5: North arrow**
2. **Item #6: Name and address of the owner and applicant and owners of land within 200' ft. (date of list)**
3. **Item #14: Lighting and signage plan**
4. **Item #18: Stormwater management plan**
5. **Item #20: Traffic report**
6. **Item #21: Fiscal impact report**
7. **Item #22: Modification report**
8. **Item #34: Profiles of proposed streets**
9. **Item #35: Architectural plans with typical floor plans, building views and elevations.**

Variance Relief:

1. **§225-7: Minimum Gross Floor Area: 2,800 sq. ft. proposed, 5,000 sq. ft. required**

Motion / to grant requested checklist 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 amended conditional preliminary and final major site plan approval: **Vote:** Aponte, Eykyn, Garth, Levy, McCullough, Miller, Pfrommer, Rosenberg, Schiffler, Todd

MEMORIALIZATION OF RESOLUTION(S):

1. **SPPF 12-15 **Preliminary/Final Major Site Plan**
Atlantic City Electric Company **1601/6 & 7**
3047 & 3051 English Creek Avenue**

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

SUMMARY MATTER(S):

1. Discussions of matters pertaining to the Board:

SECTION I:

- A. Egg Harbor Township Ordinance No. 51-2018 an ordinance to amend the Code of the Township of Egg Harbor, Chapter 57, entitled "Affordable Housing".**

Motion / to recommend Ordinance No. 51-2018 to Township Committee for review and approval finding it meets the requirements and is consistent with the Master Plan. Vote: Aponte, Eykyn, Garth, Levy, McCullough, Miller, Pfrommer, Rosenberg, Schiffler, Todd

- B. General public discussion:**

Motion / to open public portion

Motion / to close public portion

Motion / to approve Planning Board Meeting Minutes October 15, 2018. Vote: Aponte, Eykyn, Hodson, Miller, Pfrommer, Schiffler, Todd

The next regular meeting of the Planning Board is scheduled for Monday, December 17, 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