



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

PLANNING BOARD AGENDA
REGULAR MEETING
November 20, 2017, 5:00 P.M. (prevailing time)

Final Edition: 11/13/17

2017 Regular Meeting Dates
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

APPLICATION WITHDRAWAL:

1. SDF 26-02 **Application Withdrawal/Rescind**
Kiejdan Family **1209/4-7, 1210/1, 1211/32, 1212/1**
Applicant received final major subdivision approval on **Tilton Road and Silver Avenue**
July 19, 2010 for a 32 lot subdivision of which 28 lots would contain 28 two (2) family units, one (1) lot would contain an existing single-family dwelling and remaining lot would be used for storm water management purposes. Applicant is requesting the Board to accept the withdrawal of this application and to rescind approvals previously granted.

Motion / to accept withdrawal of the application and rescind approvals previously granted: SDF 26-02 Kiejdan Family, block(s)/lot(s): 1209/4-7, 1210/1, 1211/32, and 1212/1 located along Tilton Road and Silver Avenue. Vote: Aponte, Eykyn, Garth, Kearns, Kleiner, Levy, McCullough, Miller, Pfrommer, Pittaro, Rosenberg

2. SPPF 01-04 (Amended) **Application Withdrawal/Rescind**
New Life Assembly **4102/18**
Applicant received amended preliminary/final major site plan **Fernwood Avenue**
Approval on January 12, 2015 for the installation of three (3) 24'x60' (4,320 sq. ft. total) temporary trailers for Sunday School use. Applicant is requesting the Board to accept the withdrawal of this application and to rescind the approvals previously granted.

Motion / to accept withdrawal of the application and rescind approvals previously granted: SPPF 01-04 (Amended), New Life Assembly block/lot: 4102/18, Fernwood Avenue. Vote: Aponte, Eykyn, Garth, Kearns, Kleiner, Levy, McCullough, Miller, Pfrommer, Pittaro, Rosenberg

PUBLIC HEARING(S):

1. SPPF 08-17

Pioneer Pipe Contractors

Zone: M-1, 2 acre site, water/sewer, site contains

An existing 6,000 sq. ft. building, applicant proposes to utilize 3,000 sq. ft. for office and the remaining 3,000 sq. ft. for warehouse. Applicant also proposes 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. Site presently has asphalt millings in the rear and side of the property. CAFRA

Preliminary/Final Major Site Plan

1020/1 & 1021/1

110 Repetto

Waiver of Time – **Not Granted**

Checklist Waiver(s):

- 1. **Item #5:** **Graphic scale**
- 2. **Item #6:** **Certified list of owners**
- 3. **Item #9:** **Certified Survey with datum**
- 4. **Item #14:** **Lighting/signage plan**
- 5. **Item #15:** **Site characteristics map showing 16" diameter trees**
- 6. **Item #18f&g:** **Groundwater recharge calculations and maintenance plan**
- 7. **Item #20:** **Traffic report**
- 8. **Item #21:** **Fiscal impact report**
- 9. **Item #22:** **Modification report**
- 10: **§198-15E:** **EHT MUA Letter of no interest**

Design Waiver(s):

- 1. **§94-14B:** **Environmental impact statement**
- 2. **§94-37C[5](a):** **Shade Trees**

Variance Relief:

- 1. **§225-7:** **Front yard setback (Exist. Bldg.):** **30.06' ft. existing, 50' ft. req.**
- 2. **§225-7:** **Maximum lot coverage:** **89% existing, 70% req.**
- 3. **§225-7:** **Accessory structure front yard (stockpile):** **25' ft. prop., 50' ft. req. (Monmouth Ave.)**
- 4. **§225-7:** **Accessory structure side yard (stockpile):** **4' ft. prop., 25' ft. req.**
- 5. **§225-7:** **Parking setback front yard (Columbus):** **10' ft. prop., 20' ft. req.**
- 6. **§225-7:** **Parking setback rear yard:** **8' ft. prop., 10' ft. req.**

Motion / to open public hearing

Motion / to close public hearing

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

2. SPPF 10-17

**New Covenant Community Church of Somers Point
"Fusion Church"**

Zone: HB, 6.66 acre site, water/sewer, applicant

Proposes to convert an existing 38,970 sq. ft. building (f.k.a. Diamond Furniture Store) into a 609 seat church along with 273 paved parking spaces located at 6300 and 6304 Black Horse Pike. Applicant is also proposing a single family parsonage residence for the church. Additional lighting, landscaping, curb and sidewalk will be proposed, as well as, storm water management. Pinelands c/f 31986-1294.004, dated October 25, 2017.

Preliminary/Final Major Site Plan

1301/41 & 42

6300 & 6304 Black Horse Pike

Waiver of Time – **Not Granted**

Checklist Waiver(s):

- 1. **Item #3:** **Key map**
- 2. **Item #15:** **Site characteristics map**

- 3. Item #19: Sewer and water report
- 4. Item #21: Fiscal impact report
- 5. Item #23(b): Utilities letters
- 6. Item #24: Profiles of roadways
- 7. Item #30: Location of existing wells and septic systems

Design Waiver(s):

- 1. §94-14B: Environmental impact statement
- 2. §94-23H: Lighting
- 3. §94-37C(5)(a): Shade trees
- 4. §94-44E(2)(h): Vertical design constraints
- 5. §94-44E(1)(i)[1][a]: Basin depth

Variance Relief:

- 1. §225-7: Side yard park. Setback: setback for side yard is 10' ft.
- 2. §225-55F: Curbing
- 3. §225-55M(7): Parking: 6' ft. exist., 6' ft. prop., 10' ft. req.
- 4. §225-55A: Driveway setback: 4.1' ft. prop., 20' ft. permitted
- 5. §225-55D: Interior driveway width: 12.6' ft. prop., 22' ft. req. (access to parsonage)
- 6. §225-63A: Building mounted signage: 3 prop., 1 permitted (quantity)
- 7. §225-63A(3): Building mounted signage
Vertical Dimension: 12.5' ft. prop., 5' ft. permitted
- 8. §225-63B(2): Freestanding sign (area): 175 sq. ft. prop., 107.8 sq. ft. permitted
- 9. §225-63B(3): Freestanding sign (quantity): 2 prop., 1 permitted

Motion / to open public hearing

Motion / to close public hearing

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

Motion / to memorialize resolution granting requested checklist waiver(s), design waiver(s), variance relief and 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. **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

Motion / to memorialize resolution granting first (1st) one year extension(s) of time pursuant to N.J.S.A. 40-55D-52 for SDF 25-05 and SPPF 33-05. Vote: Eykyn, Garth, Kearns, Kleiner, McCullough, Miller, Pfrommer, Pittaro, Rosenberg

- 2. **SPPF 25-02 (Amended #2)** Amend. Prel./Final Site Plan
AtlantiCare Health Services 1401/2.01
2500 English Creek Avenue

Motion / to memorialize resolution granting requested amended conditional preliminary and final major site plan approval. Vote: Eykyn, Kearns, Kleiner, McCullough, Miller, Pfrommer, Pittaro, Rosenberg

- 3. **SPPF 03-14 (Amended)** Amend. Prel./Final Site Plan
JTD Realty Group, LLC 701/4

Motion / to memorialize resolution granting requested checklist waiver(s) and conditional amended preliminary and final major site plan approval. Vote: Aponte, Garth, Kearns, Kleiner, McCullough, Miller, Pfrommer, Pittaro, Rosenberg

**4. SPPF 07-17
Ardelean & Droboniku**

**Prel./Final Site Plan
2117/15-17
6840 Old Egg Harbor Road**

Motion / to memorialize resolution granting requested checklist waiver(s), design waiver(s), requested variance relief and conditional preliminary and final major site plan approval. Vote: Aponte, Eykyn, Kearns, Kleiner, McCullough, Miller, Pfrommer, Rosenberg

SUMMARY MATTER(S):

1. Discussions of matters pertaining to the Board:

A. Egg Harbor Township Ordinance No. 35-2017 an ordinance to amend Chapter 225 of the Township Code Entitled "Zoning".

Motion / to recommend Ordinance No. 35-2017 to Township Committee for review and approval finding it meets the requirements and is consistent with the Master Plan. Vote: Aponte, Eykyn, Garth, Kearns, Kleiner, Levy, McCullough, Miller, Pfrommer, Pittaro, Rosenberg

B. Discussion: Proposed amendment to the Egg Harbor Township Sign Ordinance.

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, December 18, 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