



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

PLANNING BOARD AGENDA
REGULAR MEETING
Monday, November 21, 2016, 5:00 P.M. (prevailing time)

Final Edition: 11/02/16

2016 Regular Meeting Dates
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. SPPF 23-02
J & M Land Company

Extension of Time
1511/1

In June, 2016 applicant submitted an application for an extension of time. Applicant is withdrawing their requesting and asking that all application and escrow fees be refund (\$150.00/\$250.00).

Motion / to permit applicant to withdraw request seeking an extension of time and to refund the application (\$150.00) fee and escrow fee (\$250.00) be refunded. **Vote:** Aponte, Eykyn, Garth, Kearns, Kleiner, Levy, McCullough, Miller, Pfrommer, Pittaro, Rosenberg

2. SDF 19-02
H J & J
"Green Springs South"

Extension of Time
4101/50 & 51
Ivins Avenue

SDF 20-02
H J & J
"Green Springs North"

Extension of Time
4101/50, 51, & 53
Ivins Avenue

In June, 2016 applicant received approval for all three (3) one -year extension(s) of time as provided pursuant to N.J.S.A. 40:55D-52. Applicant is now seeking to withdraw/rescind the extensions previously granted and seek any bonding/cash bonding/and escrow be returned/refunded.

Motion / to withdraw/rescind all three (3) one-year extension(s) of time pursuant to N.J.S.A. 40-55D-52 for the application(s) known as SDF 19-02, H J & J – Green Springs South, block 4101/lot(s)

50-51 and SDF 20-02, H J & J – Green Springs North, block 4101/lot(s) 50, 51 & 53. Vote: Aponte, Eykyn, Garth, Kearns, Kleiner, Levy, McCullough, Miller, Pfrommer, Pittaro, Rosenberg

PUBLIC HEARING(S):

1. **SD 04-16** **Minor Subdivision**
Estate of Zena Lifshin c/o Michael Mincer **6302/11**
Zone: R-3, 7.927 acres, sewer/water, applicant is proposing **143 Steelmanville Road**
to subdivide in order to create two (2) lots. Proposed lot 11.01 **Waiver of time – Not Indicated**
will contain the existing single-family dwelling and the existing asphalt driveway to the east of the dwelling will
be removed. Proposed lot 11.02 will contain the existing concrete foundation and the existing abandoned
structures. The applicant proposes to demolish the abandoned structures at the time of development on
proposed lot 11.02. Applicant also proposes to install curb and sidewalk along front of proposed lot 11.01 and
will install curb and sidewalk along proposed lot 11.02 at the time of development of the lot. CAFRA

Checklist Waiver(s):

1. **Item #1 (c):** Plan in digital format
2. **Item #5:** Topography at 1' ft. intervals within the subject property extending 100' from property lines
3. **Item #6:** Name and address of owners within 200'
4. **Item #17:** Soil boring information
5. **Item #20:** Traffic Report
6. **Item #21:** Location of temporary stakes

Motion / to grant requested checklist waivers. Vote: Aponte, Eykyn, Garth, Kearns, Kleiner, McCullough, Miller, Pfrommer, Pittaro, Rosenberg

Motion / to grant conditional minor subdivision approval. Vote: Aponte, Eykyn, Garth, Kearns, Kleiner, McCullough, Miller, Pfrommer, Pittaro, Rosenberg

2. **SPPF 08-16** **Preliminary/Final Major Site plan**
6206 Black Horse Pike, LLC **1443/3**
Zone: HB, 2.002 acres, sewer/water, applicant 6206 Black Horse Pike
Proposes to demolish existing structures and foundation, Theodore, Mt. Vernon, & Filmore Ave.'s
remove existing concrete sidewalks, existing stone parking, **Waiver of Time –Not indicated**
and existing driveways onto the Black Horse Pike. The applicant proposes to develop the site in two (2) phases.
Phase I will include construction of an 8,910 sq. ft. retail building, 49 off-street parking spaces and storm water
management basins. Phase II consist of an 8,000 sq. ft. warehouse and office building with 11 off-street
parking spaces. Other improvements associated with both phases of project include curb/sidewalk along all
frontages, landscaping, lighting, trash enclosures and free standing signage. Pinelands c/f: 2016-0085.001, dated
9/20/16.

Checklist Waiver(s):

1. **Item #5:** North arrow
2. **Item #15:** Site characteristics map
3. **Item #23 (b):** Utilities letters
4. **Item #24:** Profile of streets
5. **Item #35:** Architectural plans

Design Waiver(s):

1. **§94-8:** Basin in front yard buffer
2. **§94-22E(4)E:** Landscaping – basin perimeter
3. **§94-22E(5)(a):** Landscaping – basin in front yard, depth
4. **§94-37B(5)(a):** Shade trees
5. **§94-44E(1)(j)[1][b]:** Top of embankment width

Variance Relief:

1. **§225-7:** Front yard setbacks: Trash Enclosure – Mt. Vernon: 22' ft. prop. in lieu of 50' ft.
8,910 Retail Store – Theodore: 32' ft. prop. in lieu of 50' ft.
2. **§225-63B(7):** Freestanding sign – setback: 20' ft. prop. in lieu of 25' ft.

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/final major site plan approval Phase I and Phase II. Vote: Aponte, Eykyn, Garth, Kearns, Kleiner, McCullough, Miller, Pfrommer, Pittaro, Rosenberg

MEMORIALIZATION OF RESOLUTIONS:

- | | |
|---|--|
| 1. <u>SDP 05-08</u>
Adam Cross
"Judah Woods" | Request to withdraw/rescind
1702/111-113 & 187
Ivins Avenue |
|---|--|

Motion / to memorialize resolution seeking 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, McCullough, Miller, Pfrommer, Pittaro.

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| 2. <u>SPPF 07-16</u>
Egg Harbor Township
Police Athletic League – "Buddy's Adventure Zone" | Preliminary/Final Major Site Plan
1305/38
2542 Ridge Avenue |
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Motion / to memorialize resolution granting requested checklist waivers, design waivers, requested variance relief and conditional preliminary and final major site approval. Vote: Aponte, Eykyn, Garth, McCullough, Miller, Pfrommer, Pittaro.

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 May 16, 2016. Vote: Aponte, Eykyn, Garth, Kearns, Kleiner, Levy, Miller, Pfrommer, Pittaro, Rosenberg

The next meeting of the Planning Board will be a regular meeting scheduled for **Monday, December 19, 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