



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

PLANNING BOARD AGENDA
REGULAR MEETING

December 17, 2018, 5:00 P.M. (prevailing time)

First Edition: 12/10/18

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, 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

MINOR SUBDIVISION:

1. **SD 04-18**
Estate of Spengler
Zone: RG-1, 7.31 acre site, sewer/well,
Applicant proposes to subdivide the property into three (3) lots. Proposed lot 23.01 will consist of 2.7 acres, proposed lot 23.02 will consist of 1.82 and will contain the existing one-story single-family dwelling, five (5) sheds, a garage, goat habitat and chicken coop, proposed lot 23.03 will consist of 2.76 acres. Pinelands c/f: #2017-0126.001, dated 7/25/18.

Minor Subdivision
5608/23
1232 Old Zion Road
Waiver of Time – Not Indicated

Checklist Waiver(s):

- 1. **Item #3: Key map**
- 2. **Item #17: Soil boring information**
- 3. **Item #18: Location of proposed septic system**

Motion / to grant requested checklist waiver(s): Vote: Aponte, Eykyn, Garth, Levy, McCullough, Miller, Pfrommer, Rosenberg, Schiffler, Todd

Motion / to grant requested conditional minor subdivision approval: Vote: Aponte, Eykyn, Garth, Levy, McCullough, Miller, Pfrommer, Rosenberg, Schiffler, Todd

PUBLIC HEARING(S):

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:

Minor Site Plan
1508/33
6038 Black Horse Pike
Waiver of Time – Not Indicated

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 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 #18: Stormwater management plan
- 2. Item #20: Traffic report
- 3. Item #21: Fiscal impact report
- 4. Item #22: Modification report
- 5. Item #24: Profiles of all proposed streets.

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

- 3. **SD 03-18 and SPPF 06-16** **Minor Subdivision**
Tower Ave., LLC **Amend. Prel/Final Major Site Plan**
 Zone: HB, 5.548 acre site, sewer/water, **1508/35.01**
 Applicant is proposing a two (2) lot minor subdivision to create **6028 Black Horse Pike**
 two (2) lots. Applicant received preliminary/final major site **Waiver of Time – Not Indicated**

plan (phase I) approval for the construction of a 17,825 sq. ft. grocery store and preliminary major site plan (phase II) for a 6,200 sq. ft. retail building, with other associated improvements including landscaping, parking, signage, and storm water management. Applicant is seeking amended site plan approval and minor subdivision approval to create two (2) lots. Proposed lot 35.01 will include the 6,200 sq. ft. retail building with 38 parking spaces and a 30' wide access easement to the Black Horse Pike from the unimproved Highgate Avenue. Proposed 35.02 will contain the 17,825 sq. ft. grocery store with 83 parking spaces, an existing detention basin easement at the rear of the site. An existing 30' ft. access easement, 15' ft. sanitary sewer easement, and clear site easement also exist. Pinelands c/f: 1991-0166.005, dated: 11/1/18

Checklist Waiver(s):

1. **Item #5:** Existing topography at one-foot intervals within the subject property and extending 100' from property lines
2. **Item #21:** Location of temporary takes
3. **Item #24:** Purpose of any proposed easement or dedication shall be noted on plans

Design Waiver(s):

1. **§94-22-C-(2):** Landscaping – Buffers

Variance Relief:

1. **§225-7:** Lot size (prop. lot 35.01): 57,882 sq. ft. prop.; 80,000 sq. ft. req.
2. **§225-7:** Rear Yard – Accessory Structure (prop. lot 35.01): Trash Enclosure: 7.8' ft. prop., 30' ft. req.
3. **§225-56A:** Parking (prop. lot 35.02): 83 spaces prop.; 89 spaces req.
4. **§2257-7:** Parking setback – rear yard (prop. lot 35.01): -0' ft. prop.; 10' ft. req.
5. **§225-7:** Parking setback – side yard (prop. lot 35.01 & 35.02): -0' ft. prop.; 10' ft. req.
6. **49:55D-35:** Proposed Lot 35.01 has frontage on an unimproved street and does not have frontage on an improved street, whereas frontage on an improved street is required.

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 subdivision approval: Vote: Aponte, Eykyn, Garth, Levy, McCullough, Miller, Pfrommer, Rosenberg, Schiffler, Todd

Motion / to grant requested amended conditional preliminary and final major site plan approval phase I and amended condition preliminary approval phase II. Vote: Aponte, Eykyn, Garth, Levy, McCullough, Miller, Pfrommer, Rosenberg, Schiffler, Todd

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| <p>4. <u>SPPF 04-18</u>
 Buddhist Mind Temple
 Zone: RG-2, 4.85 acres, sewer/water, applicant
 Proposing to construct a new 12,460 sq. ft. Buddhist Temple
 with seating for 150 people in a series of three (3) phases. Phase I will consist of a 2,300 sq. ft. building and a 1,190 Sq. ft. gathering area. Phase II will consists of a building and parking lot expansion and phase III will consist of a rear deck expansion. Additional improvements include two (2) stormwater management basins, landscaping and lighting. All existing structures are to remain. The existing dwelling is to remain and will be used as a monastery/rectory for the monk assigned to the proposed temple. Pinelands c/f #2006-0368.002 dated: 2/2/18.</p> | <p>Preliminary/Final Major Site Plan
 1813/114
 6310 Reega Avenue
 Waiver of Time –Not Indicated</p> |
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Checklist Waiver(s):

1. **Item #10:** Existing and proposed elevations and contours at one-foot intervals.

Design Waiver(s):

1. **§94-14B:** Environmental impact statement

Variance Relief:

1. **§225-7:** Front yard setback – Monastery: 0.10' existing single-family dwelling prop., 25' ft. req.
2. **§225-55A:** Driveway width: 25' ft. prop.; 30' ft. req.

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 preliminary and final major site plan approval for phase I, phase II and Phase III. Vote: Aponte, Eykyn, Garth, Levy, McCullough, Miller, Pfrommer, Rosenberg, Schiffler, Todd

MEMORIALIZATION OF RESOLUTION(S):

1. **SPPF 10-16**
JSM Realty, LLC

Amend. Prel./Final Major Site Plan
701/1
6612 Delilah Road

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

SUMMARY MATTER(S):

1. **Discussions of matters pertaining to the Board:**

A. Discussion: Establishing date of the January, 2019 re-organization and regular meeting

Motion / to establish January _____, 2019, p.m., as the re-organization and regular meeting of the Egg Harbor Township Planning Board. Aponte, Eykyn, Garth, Levy, McCullough, Miller, Pfrommer, Rosenberg, Schiffler, Todd

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 January _____, 2019, p.m., prevailing time. Vote: Aponte, Eykyn, Garth, Levy, McCullough, Miller, Pfrommer, Rosenberg, Schiffler, Todd

Motion / to adjourn at
Rosenberg, Schiffler, Todd

P.M. Vote: Aponte, Eykyn, Garth, Levy, McCullough, Miller, Pfrommer,

Theresa Wilbert, Secretary