



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

PLANNING BOARD AGENDA
REGULAR MEETING
December 18, 2017, 5:00 P.M. (prevailing time)

Final Edition: 12/13/17

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, 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

PUBLIC HEARING: (Redevelopment - Determination of Need Report)

1. **Discussion and Review:** of the report entitled "Determination of Need Report": Price's Pit Landfill, 2533 and 2537 Saw Mill Road, Block 801, Lot(s): 8 & 113, prepared by Polistina Associates, LLC.

Motion / to open public portion

Motion / to close public portion

Motion / to approve and memorialize resolution accepting the directive of the Egg Harbor Township Committee to conduct a preliminary investigation to determine whether or not Price's Pit Landfill, known as block 801 lot(s) 8 and 113 qualifies as a "Non-Condensation Redevelopment Area" pursuant to New Jersey Local Redevelopment and Housing Law and direction of Vincent Polistina, from the firm of Polistina Associates, 6684 Washington Avenue, Egg Harbor Township, New Jersey, 08234, to assist the Planning Board with such investigation.
Vote: Aponte, Eykyn, Garth, Kearns, Kleiner, Levy, McCullough, Miller, Pfrommer, Pittaro, Rosenberg

Motion / to approve and memorialize a resolution finding that the Planning Board has determined that block 801 lot(s) 3 & 113 are found to conform with the statutory criteria established under the New Jersey Local Redevelopment and House Law (N.J.S.A. 40:12A-1 et. seq. – "Redevelopment Law") and are recommending to Township Committee that such property should be determine to be a "Non-Condensation Redevelopment Area" pursuant to N.J.S.A. 40A:12A-5. **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 09-17

SJJA Real Estate, LLC

"Bright Stars Gymnastics"

Zone: NB, 13.20 acre site, public water/septic,

Site contains numerous existing frame dwellings, dilapidated buildings, utility poles, fencing and driveways, which the applicant proposes to demolish and construct a 35,850 sq. ft. building for a gymnastics facility. Other improvements include off-street parking, stormwater management, landscaping and lighting. CAFRA.

Preliminary and Final Major Site Plan

5505/19-24

3314-3320 Bargaintown Road

Waiver of Time—Not Indicated

Checklist Waiver(s):

- 1. **Item #15:** **Site characteristics map showing 16" diameter trees**

Variance Relief:

1. §225-56.A: Off-street parking: 152 spaces proposed; 352 spaces required

Design Waiver(s):

- 1. §94-22.A(2): Landscaping – Location of 15” trees
- 2. §94-22.E(3)(a)[2]: Landscaping – Stormwater basin
- 3. §94-22.E(4)(e): Landscaping – Stormwater basin
- 4. §94-44.B(3)(a): Stormwater – Topographic base map
- 5. §94-44.E(1)(i)[1][a]: Stormwater – Maximum basin depth

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

MEMORIALIZATION OF RESOLUTION(S):

- 1. **SPPF 01-04 (Amended)** Application Withdrawal/Rescind
New Life Assembly 4102/18
Fernwood Avenue

Motion / to memorialize resolution withdrawing of the application known as SPPF 01-04 (amended) and rescinding approvals previously granted: SPPF 01-04 (Amended), New Life Assembly block/lot: 4102/18, Fernwood Avenue. Vote: Aponte, Eykyn, Kearns, Levy, Hodson, Miller, Pfrommer, Rosenberg

SUMMARY MATTER(S):

1. Discussions of matters pertaining to the Board:

A: Discussion: setting date of the next Re-organization and Regular Meeting of the Planning Board.

Motion / to approval planning board minutes of 1/9, 2/13, 3/20, and 4/17/2017. Vote: Aponte, Eykyn, Garth, Levy, McCullough, Miller, Pfrommer, Pittaro, Rosenberg

SECTION I:

- a. General public discussion:

Motion / to open public portion
 Motion / to close public portion

Motion / to adjourn at P.M. Vote: Aponte, Eykyn, Garth, Kearns, Kleiner Levy, McCullough, Miller, Pfrommer, Pittaro, Rosenberg

Theresa Wilbert, Secretary