



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

**PLANNING BOARD AGENDA**  
**REGULAR MEETING**

**Monday, April 18, 2016, 5:00 P.M. (prevailing time)**

**Final Edition:** 04-13-16

**Solicitor:** Christopher Brown, Esq.

**Engineer:** James A. Mott, P.E., of Mott Associates

**Planner:** Vincent Polistina, P.P., of Polistina and Associates

**2016 Regular Meeting Dates**

5/16 6/20 7/18

8/15 9/19 10/17 11/21

12/19

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.#I  
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,

**PUBLIC HEARING(S)**

- |  |  |
|--|--|
| <p>1. <b><u>SPM 56-79</u></b><br/><b>Spencer Gifts</b><br/>Zone - RCD, 7.79 acres, sewer/water<br/>The applicant is seeking approval to connect the two (2) existing buildings with approximately 2,520 sq. ft. of office/meeting room space for a total of 109,892 sq. ft. office space. CAFRA.</p> | <p><b>Amend. Prel. &amp; Final Major Site Plan</b><br/><b>2112/4 &amp; 5</b><br/>Waiver of time-<b>Granted</b></p> |
|--|--|

**Checklist Waiver(s):**

- |   |  |
|---|--|
| <p>1. <b>Item #10:</b></p> <p>2. <b>Item #13:</b></p> <p>3. <b>Item #14:</b></p> <p>4. <b>Item #23a:</b></p> <p>5. <b>Item #31:</b></p> | <p><b>Elevations</b></p> <p><b>Landscaping plan</b></p> <p><b>Lighting &amp; signage plan</b></p> <p><b>Utilities plan showing all sewer lateral hookup</b></p> <p><b>Natural resource inventory</b></p> |
|---|--|

**Variance Relief:**

- |                          |                                     |  |
|--------------------------|-------------------------------------|--|
| <p>1. <b>§225-7:</b></p> | <p><b>Maximum Lot Coverage:</b></p> | <p><b>72.2% existing; 73.8% proposed;70% permitted</b></p> |
|--------------------------|-------------------------------------|--|

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

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

**Motion / to grant requested variance relief. Vote:** Aponte, Eykyn, Garth, Kearns, Kleiner, Levy, McCullough, Miller, Pfrommer, Pittaro, Rosenberg

**Motion / to grant requested conditional amended 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 waivers, variance relief, and conditional amended preliminary and final major site plan approval.** Aponte, Eykyn, Garth, Kearns, Kleiner, Levy, McCullough, Miller, Pfrommer, Pittaro, Rosenberg

<p><b>2. SPM33-97</b>  <b>Delilah Road Partners, LLC</b>          Zone – M-1, 7.3 acres, sewer/water          Applicant proposes amended site plan approval          To change the use of a portion of the existing building. The applicant proposes to utilize 900 sq. ft. of the existing warehouse for the repair and maintenance of its vehicles and equipment for construction and utility installation. CAFRA</p>	<p><b>Amended Prel. and Final Major Site Plan 701/6</b>          6634 Delilah Road          Waiver of Time-<b>Granted</b></p>
---	---

**Checklist Waiver(s):**

- 1. **Item #3:** Key map
- 2. **Item #18:** Storm water management plan
- 3. **Item #21:** Location of wells and septic systems
- 4. **Item #23:** Landscaping plan

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

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

**Motion / to grant requested conditional amended preliminary and final major site plan and conditional use approval. Vote:** Aponte, Eykyn, Garth, Kearns, Kleiner, Levy, McCullough, Miller, Pfrommer, Pittaro, Rosenberg

**SUMMARY MATTER(S):**

- 1. **Discussions of matters pertaining to the Board:**
  - a. **Discussion:** Performance Guarantees

**SECTION I:**

- a. **General public discussion:**

<b>Motion /</b>	<b>to open public portion</b>
<b>Motion /</b>	<b>to close public portion</b>

The next regular meeting of the Planning Board is scheduled for **Monday, May 16, 2016, 5:00 p .m., prevailing time.**  
**Vote:** Aponte, Eykyn, Garth, Kearns, Kleiner Levy, McCullough, Miller, Pfrommer, Pittaro, Rosenberg

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

Theresa Wilbert, Secretary