



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

**PLANNING BOARD AGENDA
REGULAR MEETING**

Monday, December 19, 2016, 5:00 P.M. (prevailing time)

Final Edition: 12/12/16
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. **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. **SPPF 10-16**
JSM Realty, LLC
Zone: M-1, 7.521 acres, water/septic, applicant
Proposes to construct a 3,500 sq. ft. office area and a 7,700 sq. ft. 6 bay-bay maintenance garage with 30 off-street parking spaces. The site will be enclosed with an eight (8) foot high chain link fence and within the area the applicant is proposing a construction storage yard with a stockpile and storage area, water station area and a vehicle fueling area with an above ground fuel tank.

Preliminary/Final Major Site Plan
701/1
6612 Delilah Road
Waiver of Time – Not Granted

Checklist Waiver(s):

1. Item #3: Key map
2. Item #14: Lighting/signage plan
3. Item #15: Site characteristics maps
4. Item #17: Copy of existing/proposed covenants or deed restrictions
5. Item #21: Fiscal impact report
6. Item #24: Profiles of all proposed streets indicating grading and cross-sections.
7. Item #30: Location of existing and proposed wells and septic systems
8. Item #32: Site triangles, radii of curb line and street sign locations
9. Item #35: Architectural plans
10. Item #36: Method of solid waste disposal and storage including recycling efforts.

Design Waiver(s):

1. §94-8(H): Buffers
2. §94-14: Environmental impact statement

Variance Relief:

1. §225-7: Front yard setback
2. §225-14C: Fence height
3. §225-55(E): Parking – buffer

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. Vote: Aponte, Eykyn, Garth, Kearns, Kleiner, McCullough, Miller, Pfrommer, Pittaro, Rosenberg

MEMORIALIZATION OF RESOLUTIONS:

1. **SD 04-16** Minor Subdivision
Estate of Zena Lifshin c/o Michael Mincer 6302/11
143 Steelmanville Road

Motion / to memorialize resolution granting requested checklist waivers and conditional minor subdivision approval. Vote: Aponte, Eykyn, Levy, Cafero Miller, Pfrommer, Pittaro

2. **SPPF 08-16** Preliminary/Final Major Site plan
6206 Black Horse Pike, LLC 1443/3
6206 Black Horse Pike, Theodore, Mt. Vernon, & Filmore Ave.'s

Motion / to memorialize resolution granting requested checklist waivers, design waivers, variance relief and conditional preliminary/final major site plan approval phase I and conditional preliminary major site plan approval phase II. Vote: Aponte, Eykyn, Levy, Cafero Miller, Pfrommer, Pittaro

SUMMARY MATTER(S):

1. Discussions of matters pertaining to the Board:
 - a. **General public discussion: Motion / to open public portion & Motion / to close public portion**

Motion / to schedule planning board re-organizational and regular meeting for Monday, January 9, 2017, 5:00 p.m., prevailing time. Vote: Aponte, Eykyn, Garth, Kearns, Kleiner Levy, McCullough, Miller, Pfrommer, Pittaro, Rosenberg

Motion / to approve June 20, 2016 planning board minutes. Vote: Eykyn, Garth, Kearns, Levy, McCullough, Miller, Pfrommer.

Motion / to approve July 18, 2016 planning board minutes. Vote: Aponte, Eykyn, Garth, Kearns, Kleiner, Levy, McCullough, Miller, Pfrommer.

Next meeting of the Planning Board will be a re-organizational/regular scheduled for **January 2017**, 5:00 p.m.

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

Theresa Wilbert, Secretary

