



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

**PLANNING BOARD AGENDA**  
**REORGANIZATIONAL AND REGULAR MEETING**  
**TO BE HELD AT THE**  
**EGG HARBOR TOWNSHIP COMMUNITY CENTER**  
**MULTI-PURPOSE ROOM**

**5045 ENGLISH CREEK AVENUE, EGG HARBOR TOWNSHIP, NJ 08234**

**Monday, January 11, 2021, 5:00 P.M. (prevailing time)**

Final Edition: 01/07/21

**2021 Regular Meeting Dates**

02/8 03/15 04/19 05/17  
06/21 07/19 08/16 09/20  
10/18 11/15 12/20

**Solicitor:** Christopher Brown, Esq.  
**Engineer:** James A. Mott, P.E., of Mott Associates  
**Planner:** Vincent Polistina, P.P., of Polistina and Associates

A REORGANIZATIONAL/REGULAR MEETING OF THE PLANNING BOARD OF EGG HARBOR TOWNSHIP TO BE HELD ON THE ABOVE DATE AND TIME, COMMUNITY CENTER, 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  
Charles Eykyn  
James Galvin, Alternate #1  
Mayor Paul Hodson  
Stephen Mazur  
Peter Miller, Township Administrator  
Deputy Mayor, Laura Pfrommer  
Riaz Rajput  
Paul Rosenberg  
Victoria Schiffler

**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, Galvin, Hodson Mazur, Miller, Pfrommer, Rajput, Rosenberg, Schiffler

**MOTION / TO RECONVENE THE PUBLIC MEETING.** **VOTE:** Aponte, Eykyn, Galvin, Hodson, Mazur, Miller, Pfrommer, Rajput, Rosenberg, Schiffler

**RE-ORGANIZATION:**

1. Motion / to nominate/appoint \_\_\_\_\_ as **Chairperson** for the Planning Board. **Vote:** Aponte, Eykyn, Galvin, Hodson, Mazur, Miller, Pfrommer, Rajput, Rosenberg, Schiffler
2. Motion / to nominate/appoint \_\_\_\_\_ as **Vice-Chairperson** for the Planning Board. **Vote:** Aponte, Eykyn, Galvin, Hodson, Mazur, Miller, Pfrommer, Rajput, Rosenberg, Schiffler
3. Motion / to nominate/appoint \_\_\_\_\_ as **2<sup>nd</sup> Vice-Chairperson** the Planning Board. **Vote:** Aponte, Eykyn, Galvin, Hodson, Mazur, Miller, Pfrommer, Rajput, Rosenberg, Schiffler
4. Motion / to nominate/appoint \_\_\_\_\_ as **Secretary** to the Planning Board. **Vote:** Aponte, Eykyn, Galvin, Hodson, Mazur, Miller, Pfrommer, Rajput, Rosenberg, Schiffler
5. Motion / to nominate/appoint \_\_\_\_\_ as **Solicitor** for the Planning Board. **Vote:** Aponte, Eykyn, Galvin, Hodson, Mazur, Miller, Pfrommer, Rajput, Rosenberg, Schiffler
6. Motion / to nominate/appoint \_\_\_\_\_ as **Planner** for the planning Board. **Vote:** Aponte, Eykyn, Galvin, Hodson, Mazur, Miller, Pfrommer, Rajput, Rosenberg, Schiffler
7. Motion / to nominate/appoint \_\_\_\_\_ as **Alternate Planner** for the Planning Board. **Vote:** Aponte, Eykyn, Galvin, Hodson, Mazur, Miller, Pfrommer, Rajput,

Rosenberg, Schiffler

8. Motion / to nominate/appoint \_\_\_\_\_ as **2<sup>nd</sup> Alternate Planner** for the Planning Board. **Vote:** Aponte, Eykyn, Galvin, Hodson, Mazur, Miller, Pfrommer, Rajput, Rosenberg, Schiffler
9. Motion / to nominate/appoint \_\_\_\_\_ as **Engineer** for the Planning Board. **Vote:** Aponte, Eykyn, Galvin, Hodson, Mazur, Miller, Pfrommer, Rajput, Rosenberg, Schiffler
10. Motion / to nominate/appoint \_\_\_\_\_ as **Alternate Engineer** for the Planning Board. **Vote:** Aponte, Eykyn, Galvin, Hodson, Mazur, Miller, Pfrommer, Rajput, Rosenberg, Schiffler
11. Motion / to nominate/appoint \_\_\_\_\_ as **2<sup>nd</sup> Alternate Engineer** for the Planning Board. **Vote:** Aponte, Eykyn, Galvin, Hodson, Mazur, Miller, Pfrommer, Rajput, Rosenberg, Schiffler
12. Motion / to adopt resolution setting the Time and Days for Special and Regular Meetings for Planning Board. **Vote:** Aponte, Eykyn, Galvin, Hodson, Mazur, Miller, Pfrommer, Rajput, Rosenberg, Schiffler
13. Motion / to adopt resolution designating the Official Newspapers for the Planning Board as The Press of Atlantic City, The Mainland Journal and The Courier Post. **Vote:** Aponte, Eykyn, Galvin, Hodson, Mazur, Miller, Pfrommer, Rajput, Rosenberg, Schiffler

**OTHER MATTERS:**

1. **SPPF 01-06** **Extension of Time**  
**Aquablue Properties, LLC.** **5205/1**  
Zone: NB, 3.26 acre site, septic/well, applicant received 2059 Ocean Heights Avenue  
preliminary/final major site plan approval consisting of two (2) phases in 2006. Based upon the tolling provisions set forth by the initial New Jersey Permit Extension Act, N.J.S.A. 40:55D-136/1 et. seq., The applicant is seeking the extended period of protection they were entitled to until June 30, 2020, which allows for the consideration of the most recent Governors Executive Order.

**Motion / to grant three (3) year extensions of time pursuant to N.J.S.A. 40-55D-49( c ) until June 30, 2020. Vote:** Aponte, Eykyn, Galvin, Hodson Mazur, Miller, Pfrommer, Rajput, Rosenberg, Schiffler

2. **Discussion:** concerning potential redevelopment plan for Block 5101 Lot(s) 91-96 – 2800 S. Mt. Airy Avenue.

**PUBLIC HEARING(S):**

1. **SPPF 14-20** **Prel./Final Major Site Plan**  
**AC Power 2, LLC** **1504/1-9**  
Zone: M-1, 25.77 acre site, applicant is proposing to utilize Highgate Road  
the site of a former landfill for construction and demolition Waiver of Time –  
waste facility (Robert T. Winzinger, Inc., for a renewable energy project to generate approximately 6.192 MW in capacity to be either connected with Atlantic City Electric electrical infrastructure of to sell electricity under a net-metering agreement to properties adjacent to the landfill. The solar facility will consist of approximately 15,876 panels and will cover 14.30 acres of the site. Pinelands c/f: #1988-1252.005, dated 11/21/19.

**Checklist Waiver(s):**

1. **Item #19: Sewer and water report**
2. **Item #20: Traffic report**

**Motion / to grant requested checklist waiver(s): Vote:** Aponte, Eykyn, Galvin, Hodson, Mazur, Miller, Pfrommer, Rajput, Rosenberg, Schiffler

**Motion / to grant requested conditional preliminary and final major site plan approval. Vote:** Aponte, Eykyn, Galvin, Hodson, Mazur, Miller, Pfrommer, Rajput, Rosenberg, Schiffler

**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**

The next regular meeting of the Planning Board is for **Monday, February 8, 2021, 5:00 p.m., prevailing time. Vote:** Aponte, Eykyn, Galvin, Hodson Mazur, Miller, Pfrommer, Rajput, Rosenberg, Schiffler

**Motion / to adjourn at P.M. Vote:** Aponte, Eykyn, Galvin, Hodson Mazur, Miller, Pfrommer, Rajput, Rosenberg, Schiffler

Theresa Wilbert, Secretary