



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

PLANNING BOARD AGENDA

REGULAR MEETING

TO BE HELD AT THE

**EGG HARBOR TOWNSHIP MUNICIPAL BUILDING –COURT ROOM
3515 BARGAINTOWN ROAD, EGG HARBOR TOWNSHIP, NJ 08234**

Monday, July 19, 2021, 5:00 P.M. (prevailing time)

Final Edition Update: 07/14/21

2021 Regular Meeting Dates

08/16 09/20 10/18

11/15 12/20

Solicitor: John Ridgway, Esq.
Engineer: James A. Mott, P.E., of Mott Watkins 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, MUNICIPAL BUILDING, 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, Chairperson
Edward Bertino, Patrolman; Comm. Policing Off. Class II
Charles Eykyn, 2nd Vice-Chairperson
James Galvin, Alternate #1
Mayor Paul Hodson

Stephen Mazur
Deputy Mayor, Laura Pfrommer
Riaz Rajput
Paul Rosenberg, Vice-Chairperson
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, Bertino, Eykyn, Galvin, Hodson Mazur, Pfrommer, Rajput, Rosenberg, Schiffler

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

PUBLIC HEARING(S):

- | | |
|---|--|
| <p>1. SD 3-21
County of Atlantic
Zone: M-1, lot 4: 0.90 acres, Lot 6: 4.61 acres, sewer/water,
Applicant is proposing to subdivide tow (2) lots to create two (2) new reconfigured lots. Proposed Lot 4 will now have an area of 2.84 acres and will contain an existing 3,750 sq. ft. 2 story masonry (governmental) building with concrete driveway and two (2) asphalt parking lots one being 30,000 sf and the other being 22,500 sf in area. Proposed Lot 6.01 will have will be 2.70 acres in size and will remain a wooded vacant lot. A 50' ft. wide access easement is proposed for lot 6.01 on the northeast corner of Lot 4. CAFRA</p> | <p>Minor Subdivision
913/4 & 6
1413 Doughty Road</p> |
|---|--|

Checklist Waiver:

- 1. Item #4: Zoning requirements**
- 2. Item #5: Existing topography at one-foot intervals**
- 3. Item #14: Site characteristics map**
- 4. Item #15: Wetlands location**
- 5. Item #17: Soil boring information**

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

Motion / to grant conditional minor subdivision approval. **Vote:** Aponte, Bertino, Eykyn, Galvin, Hodson, Mazur, Pfrommer, Rajput, Rosenberg, Schiffler

MEMORIALIZATION OF RESOLUTION(S):

**1. SPPF 11-20
SD 01-21
Schoffer Enterprises, LLC**

**Preliminary/Final Major Site Plan
Minor Subdivision
401/1-6 & 20
6536 Delilah Road, Westcoat Rd. & Aifam Ave.**

Motion / to memorialize resolution granting requested checklist waivers, design waivers, variance relief, conditional preliminary and final major site plan approval – Phase I, conditional preliminary approval for phase II, general development approval phase(s) III and IV, and conditional minor subdivision approval. Vote: Aponte, Bertino, Eykyn, Galvin, Hodson, Pfrommer, Rajput, Rosenberg, Schiffler

SUMMARY MATTER(S):

1. Discussions of matters pertaining to the Board:

SECTION I:

a. Egg Harbor Township Ordinance No. 29-21, an ordinance to adopt the Redevelopment Plan for the Timber Ridge Redevelopment Area.

Motion / to recommend Ordinance No. 29-21 to Township Committee for review and approval finding it meets the requirements and is consistent with the Egg Harbor Township Master Plan. Vote: Aponte, Bertino, Eykyn, Galvin, Hodson, Mazur, Pfrommer, Rajput, Rosenberg, Schiffler

b. Egg Harbor Township Ordinance No. 31-21, an ordinance to amend the Code of the Township of Egg Harbor, Chapter 225, entitled “Zoning” to conditionally permit certain market place classes of Licensed Cannabis Businesses and designate the Zoning Districts for Legal Cannabis Businesses.

Motion / to recommend Ordinance No. 31-21 to Township Committee for review and approval finding it meets the requirements and is consistent with the Egg Harbor Township Master Plan. Vote: Aponte, Bertino, Eykyn, Galvin, Hodson, Mazur, Pfrommer, Rajput, Rosenberg, Schiffler

SECTION II:

a. General public discussion:

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

Motion / to approve minutes of Monday, June 21, 2021, Planning Board Meeting. Vote: Aponte, Bertino, Eykyn, Galvin, Hodson, Pfrommer, Rajput, Rosenberg, Schiffler

The next regular meeting of the Planning Board is for **Monday, August 16, 2021, 5:00 p.m., prevailing time.** Vote: Aponte, Bertino, Eykyn, Galvin, Hodson, Mazur, Pfrommer, Rajput, Rosenberg, Schiffler

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

Theresa Wilbert, Secretary