



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 COMMUNITY CENTER
MULTI-PURPOSE ROOM
5045 ENGLISH CREEK AVENUE
EGG HARBOR TOWNSHIP, NJ 08234
Monday, July 20, 2020, 5:00 P.M. (prevailing time)

First Edition: 07/13/20

2020 Regular Meeting Dates

8/17 9/21 10/19 11/16 12/21

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, 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, Chairman
Charles Eykyn, 2nd Vice-Chairman
Mayor Paul Hodson
Robert Levy, Alternate #II
Stephen Mazur, Alternate #I

Peter Miller, Township Administrator
Deputy Mayor, Laura Pfrommer
Paul Rosenberg, Vice-Chairman
Victoria Schiffler
Phil Todd

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, Hodson Levy, Mazur, Miller, Pfrommer, Rosenberg, Schiffler, Todd

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

PUBLIC HEARING:

- | | |
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| 1. <u>SPPF 05-19</u>
JTD Realty – “Site Enterprises”
Zone: RCD, 3.32 acres, water/sewer, | Preliminary/Final Major Site Plan
2108/1-3 & 6
6859-6861 Washington Avenue |
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Applicant is seeking to allow a commercial demolition contractor to use the site as an office and maintenance shop for vehicles and equipment. The site is adjacent to a railroad track which services Tri-County Lumber and the project does have frontage on Sonnies Drive. Access to the site is from Washington Avenue and applicant proposes to resurface an existing paved parking area and proposes an asphalt driveway from Washington Avenue, which is presently installed on site.

Checklist Waiver(s):

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| 1. Item #23: | Utilities plan |
| 2. Item #34: | Proposed curbs and sidewalks |

Design Waiver(s):

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| 1. §94-8F: | Buffers |
| 2. §94-8H: | Buffers |
| 3. §94-11: | Curb & gutters |
| 4. §94-38A: | Sidewalks |
| 5. §94-43: | Solid Waste Management |

6. §94-22D: Landscaping – Parking Area

Variance Relief:

- 1. §225-7: Front yard parking: 20’ ft. required; 3’ ft. proposed (Sonnie’s Drive”)
- 2. §225-55E: Building-parking setback: 10’ ft. between building and parking area with a minimum of 4’ ft. for sidewalk and 5’ ft. for landscaping. Applicant proposes no setback from building for the parking spaces along Sonnie’s Drive
- 3. §225-56A” Parking – number of spaces: Seven (7) space provided eight (8) required.

Motion / to grant requested checklist waiver(s). Vote: Aponte, Eykyn, Hodson, Levy, Mazur, Miller, Pfrommer, Rosenberg, Schiffler, Todd

Motion / to grant requested design waiver(s). Vote: Aponte, Eykyn, Hodson, Levy, Mazur, Miller, Pfrommer, Rosenberg, Schiffler, Todd

Motion / to grant requested variance relief. Vote: Aponte, Eykyn, Hodson, Levy, Mazur, Miller, Pfrommer, Rosenberg, Schiffler, Todd

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

MEMORIALIZATION OF RESOLUTION:

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| 1. <u>SPPF 07-19</u>
6735-6739 Washington Avenue, LLC.
“American Demolition” | Preliminary/Final Major Site Plan
2101/2, 3, 35 and 37
6735-6739 Washington Avenue |
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Motion / to memorialize resolution granting requested checklist waiver(s), design waiver(s) and conditional preliminary and final major site plan approval. Vote: Aponte, Eykyn, Hodson, Levy, Mazur, Miller, Pfrommer, Rosenberg, Schiffler,

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| 2. <u>RDP 01-18</u>
Black Horse EHT Urban Renewal, LLC
(f.k.a. Black Horse ALT, LLC) | Redevel. Plan Prel/Final Major Site Plan (Amend)
2118/4
6817 Black Horse Pike |
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Motion / to memorialize resolution conditionally granting approval to submit alternate architectural design changes. Vote: Aponte, Eykyn, Hodson, Levy, Mazur, Miller, Pfrommer, Rosenberg, Schiffler

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| 3. <u>SDF 03-03</u>
KOA Golf, LLC | Extension of Time
4502/1
Asbury Road |
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Motion / to memorialize resolution granting requested a three (3) one-year extensions of subdivision approval pursuant to N.J.S.A. 50:55d-52a; and an additional five (5) year extension period of zoning protection concerning this subdivision pursuant to the provisions of N.J.S.A. 40:55D-52b. Vote: Aponte, Eykyn, Hodson, Levy, Mazur, Miller, Pfrommer, Rosenberg, Schiffler

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| 4. <u>SPM 35-84 (Amended)</u>
SJS Realty Management, Inc. | Amend. Prel./Final Major Site Plan
2203/28
6814 Tilton Road |
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Motion / memorialize resolution granting requested checklist waiver(s), variance relief, and amended conditional preliminary and final major site plan approval. Vote: Aponte, Eykyn, Hodson, Levy, Mazur, Miller, Pfrommer, Rosenberg, Schiffler

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| 5. <u>SPPF 09-18</u>
English Creek Equities, LLC | Amend. Prel./Final Major Site Plan
1702/100 and 102
3002 English Creek Avenue |
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Motion / to memorialize resolution accepting withdrawal of amended preliminary/final major site plan (sign variance) without prejudice. Vote: Aponte, Eykyn, Hodson, Levy, Mazur, Miller, Pfrommer, 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, August 17, 2020, 5:00 p.m., prevailing time.** **Vote:** Aponte, Eykyn, Hodson Levy, Mazur, Miller, Pfrommer, Rosenberg, Schiffler, Todd

Motion / to adjourn at P.M. Vote: Aponte, Eykyn, Hodson Levy, Mazur, Miller, Pfrommer, Rosenberg, Schiffler, Todd

Theresa Wilbert, Secretary