



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, June 15, 2020, 5:00 P.M. (prevailing time)

First Edition: 06/09/20

2020 Regular Meeting Dates

6/15 7/20 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, Vice-Chairman
Charles Eykyn
Mayor Paul Hodson
Robert Levy, Alternate #II
Stephen Mazur, Alternate #I

Peter Miller, Township Administrator
Deputy Mayor, Laura Pfrommer
Paul Rosenberg, 2nd 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- CONTINUED:

- | | |
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| <p>1. <u>SPPF 07-19</u>
6735-6739 Washington Avenue, LLC.
“American Demolition”
Zone: M-1, 12.14 acres, sewer/water, applicant proposing to construct an office and warehouse for the American Demolition headquarters. A 1,440 sq. ft. office and a 25,000 sq. ft. storage building are proposed, as well as, an asphalt paved area with five (5) parking spaces proposed nearest Washington Avenue. The remainder of site is to be surfaced with recycled concrete and will contain an additional 21 parking spaces and areas for demolition equipment storage. Other improvements include a 6’ ft. high chain link security fencing around the site perimeter, stormwater management system, basin landscaping, lighting and a site identification sign.</p> | <p>Preliminary/Final Major Site Plan
2101/2, 3, 35 and 37
6735-6739 Washington Avenue
Waiver of time – Not Granted</p> |
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CHECKLIST WAIVER(S):

1. **Item #9:** Certified survey (applicant is request a waiver to utilize the NGVD29 datum).
2. **Item #15:** Site characteristics map
3. **Item #35:** Typical floor plan and building views/elevations

DESIGN WAIVER(S):

1. **§94-11:** **Curbing:** Curbing shall be required for drainage purposes, safety, and delineation and

protection of pavement edge. The applicant is not proposing any curbing within the project site where paving is proposed.

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 conditional preliminary and final major site plan approval. **Vote:** Aponte, Eykyn, Hodson, Levy, Mazur, Miller, Pfrommer, Rosenberg, Schiffler, Todd

2. RDP 01-18 **Redevel. Plan Prel/Final Major Site Plan (Amend)**
Black Horse EHT Urban Renewal, LLC **2118/4**
(f.k.a. Black Horse ALT, LLC) 6817 Black Horse Pike
Zone: RCD, 2.82 acres, sewer/water, applicant **Waiver of Time—Not Granted**
Received approval to re-use and convert the existing 197 room hotel into a 166 unit affordable assisted living residence. In addition to conversion of the existing hotel building the project includes a new constructions comprising of a dining area, kitchen, 80-person adult day care and amenities facility that will be incorporated into the existing facility. Applicant is seeking approval to change architectural design of proposed facility. CAFRA

Motion / to grant amended preliminary and final major site plan approval concerning architectural changes. **Vote:** Aponte, Eykyn, Hodson, Levy, Mazur, Miller, Pfrommer, Rosenberg, Schiffler, Todd

EXTENSION OF TIME:

1. SDF 03-03 **Extension of Time**
KOA Golf, LLC **4502/1**
Applicant is the owner of Hidden Creek Golf club. The property **Asbury Road**
previously received approvals to construct, establish and maintain a 39-lot luxury residential subdivision to be located around the existing Hidden Creek Golf Course and Clubhouse facility. The proposed development is located on approximately 750 acres of land at the terminus of Asbury Road

With this application to the Egg Harbor Township Planning Board, the applicant is seeking 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.

Motion / to grant 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, Todd

PUBLIC HEARING(S):

1. SPM 35-84 (Amended) **Amend. Prel./Final Major Site Plan**
SJS Realty Management, Inc. **2203/28**
Zone: RCD, 6.38 acres, sewer/water, applicant 6814 Tilton Road
is proposing to add an additional freestanding sign along **Waiver of Time—Not Indicated**
secondary frontage, Hingston Avenue. CAFRA.

Checklist Waiver(s):

- 1. Item #10: Existing topography**
- 2. Item #14: Site triangles, radii of curb line and street sign locations**
- 3. Item #18: Stormwater management Plan**
- 4. Item #19: Connections to existing water supply and sanitary sewerage systems**
- 5. Item #20: Method of solid waste storage and disposal including recycling efforts**
- 6. Item #23: Landscaping plan**

Variance Relief:

- 1. §225-63B(3): Freestanding Sign Quantity: not more than one (1) freestanding sign shall be permitted for each 300' ft. of street frontage on primary street frontage based on street hierarchy. Freestanding signs shall not be permitted on the secondary street. Applicant is requesting freestanding sign on the secondary street, Hingston Avenue.**

2. §225-63B(9): Street Address: project street address number shall be provided on freestanding sign and the address is not computed in the sign area computation. The maximum vertical dimension of the street address number shall not exceed 12 inches.

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

2. SPPF 09-18	Amend. Prel./Final Major Site Plan
English Creek Equities, LLC	1702/100 and 102
Zone: HB, 5± acres, sewer/water, applicant	3002 English Creek Avenue
is seeking approval for freestanding sign along	Waiver of time – Not Granted
English Creek Avenue. Pinelands.	

Variance Relief:

1. §225-7: Front Yard Setback: 10.7' ft. prop; 25' ft. required.

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

MEMORIALIZATION OF RESOLUTION:

1. SD 03-19	Minor Subdivision
Rudy Lushina	4102/49
	5066 Tremont Avenue

Motion / to memorialize resolution granting requested checklist waiver(s): #2 and 4 and conditional minor subdivision approval. Vote: Eykyn, Hodson, Mazur, Pfrommer, Rosenberg, Schiffler, Todd

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

Motion / to approve regular planning board meeting minutes of February 10, 2020. Vote: Eykyn, Hodson, Mazur, Pfrommer, Rosenberg, Schiffler, Todd

The next regular meeting of the Planning Board is for **Monday, July 20, 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