



**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, June 21, 2021, 5:00 P.M. (prevailing time)

Final Edition Update: 06/17/21

2021 Regular Meeting Dates

07/19 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):

1. **SPPF 11-20**
SD 01-21
Schoffer Enterprises, LLC
Zone: GC, 26.06 acres, sewer/water, applicant
Is proposing to construct a four-phase commercial

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

Development on the site consisting of hotels, restaurant uses, a convention center, and light industrial buildings. Phase I, for which the applicant is seeking preliminary and final major site plan approval, will consist of a four-story 111-room hotel with parking for 111 vehicles. Phase II, for which the applicant is seeking preliminary approval only, will include three (3) restaurant buildings consisting of 126-seat restaurant, and two (2) 42-seat fast food restaurant and 146 off-street parking spaces. The applicant is seeking preliminary approval for phase(s) 3 & 4. Phase III will consist of two (2) 4-story 100-room hotel with 24,200 sq. ft. convention center and 355 off-street parking spaces and Phase IV will consist of four (4) light industrial buildings totaling 78,900 sq. ft. and 200 off-street parking spaces. A minor subdivision is proposed to create four (4) lots. Pinelands c/f: 1985-0943.004 dated 6/30/08.

Checklist Waiver(s):

1. **Item #15:** **Site characteristics map**

Design Waiver(s):

1. **§94-44.E.(1)(i)[1]:** **Basin in the front yard setback:** detention/infiltration basins not permitted within front yard, nor within 10' ft. of any property line unless the depth of the basin does not exceed two (2) feet and a landscaped buffer around the perimeter of the basin shall be provided where fence is proposed. Applicant proposing to construct a basin with a depth of approximately 6 feet within the front yard setback along Westcoat Road and a basin with a depth of 3' ft. within the required front yard setback along Delilah Road

Variance Relief:

1. **§225-63B(2):** Freestanding signage #1-Delilah Rd.- Lot 1.02 (Area): 250 sq. ft. prop; 102 sq. ft. permit.
2. **§225-63B(2):** Freestanding signage #2- Westcoat Rd. – Lot 1.03 (Area): 250 sq. ft. prop; 110.6 sq. ft. permit.
3. **§225-63B(5):** Sign advertising for adjoining lots: freestanding signage shall advertise only such businesses as conducted on the premises. Freestanding signage for entire project (lots 1.01-1.4) is proposed on Lot 1.02 and 1.03 only. Each lot is permitted one freestanding sign where only signs on two (2) lots are proposed. A variance is required to permit the freestanding signs to advertise businesses on Lots 1.02, 1.02, 1.03 and 1.04 off-site on the general business center signage.
4. **§225-55E:** Distance between building and parking area: a minimum of 10' ft. between building and parking. There shall be a minimum of 4 'ft. for sidewalk and 5 ft. for landscaping. Required distance and landscaping has not been providing to separate the sidewalk and the buildings.

Motion / to open public portion

Motion / to close public portion

Motion / to grant requested checklist waivers. Vote: Aponte, Bertino, Eykyn, Galvin, Hodson, Mazur, Pfrommer, Rajput, Rosenberg, Schiffler

Motion / to grant requested design waivers. Vote: Aponte, Bertino, Eykyn, Galvin, Hodson, Mazur, Pfrommer, Rajput, Rosenberg, Schiffler

Motion / to grant requested variance relief. Vote: Aponte, Bertino, Eykyn, Galvin, Hodson, Mazur, Pfrommer, Rajput, Rosenberg, Schiffler

Motion / to grant conditional preliminary and final major site plan approval – Phase I, conditional preliminary approval for phases II, III, and IV. Vote: Aponte, Bertino, Eykyn, Galvin, Hodson, Mazur, Pfrommer, Rajput, Rosenberg, Schiffler

MEMORIALIZATION OF RESOLUTION(S):

1. **SPPF 03-14 (Amendment #4)** Amended Preliminary/Final Major Site Plan
Gold Medal Environmental 701/4
6626 Delilah Road

Motion / to memorialize resolution granting requested checklist waivers and amended (4th) conditional preliminary and final major site plan approval. Vote: Aponte, Bertino, Eykyn, Hodson, Mazur, Pfrommer, Rajput, Rosenberg, Schiffler

2. **SPPF 15-20** Preliminary/Final Major Site Plan
Learning Edge Academy, Inc. 1114/46.01
6720 Washington Avenue

Motion / to grant requested checklist waivers, design waivers, variance relief §225-56: Minimum parking requirements – 91 required; 89 proposed, §225-58(G): Directional signage (area) and Freestanding signage (area): 40 permitted; 130 sq. ft. proposed, §225-63B(3): Number of freestanding signs – 1 permitted; 2 proposed, conditional preliminary/final major site plan approval for pphase I and II and Preliminary approval for Phase III (only). Vote: Aponte, Bertino, Eykyn, Hodson, Mazur, Pfrommer, Rajput, Rosenberg, Schiffler

SUMMARY MATTER(S):

1. **Discussions of matters pertaining to the Board:**

1. **Discussion:** Review Non-Condemnation Redevelopment Plan for: Timber Ridge - Block 1223 Lot 5: 6606 Black Horse Pike; Block 1223 Lot 6: 6602 Black Horse Pike; Block 1223 Lot 8: 2512 Spruce Avenue; Block 1305 Lot 7: 2509 Spruce Avenue

Motion / to approve and memorialize the resolution accepting the Non-Condemnation Redevelopment Plan for Timber Ridge - Block 1223 Lot 5: 6606 Black Horse Pike; Block 1223 Lot 6: 6602 Black Horse Pike; Block 1223 Lot 8: 2512 Spruce Avenue; Block 1305 Lot 7: 2509 Spruce Avenue and forwarding recommendation to Township Committee. Vote: Aponte, Bertino, Eykyn, Galvin, Hodson, Mazur, Pfrommer, Rajput, Rosenberg, Schiffler

- a. **Egg Harbor Township Ordinance No. 24-21**, an ordinance to amend the Code of the Township of Egg Harbor, Chapter 225, Section 225-7, Schedule of Minimum Area, yard and Building Requirements.

Motion / to recommend Ordinance No. 24-21 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. 25-2021, an ordinance to amend the Code of the Township of Egg Harbor, Chapter 225, entitled "Zoning", Specifically Article XIII Nonconforming Uses, Section 80C entitled "Continuance.**

Motion / to recommend Ordinance No. 25-2021 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

- c. Motion / to adopt resolution changing the location for the remainder of the 2021 annual meeting(s) for the Planning Board of Egg Harbor Township (July-December, 2021). Vote:** Aponte, Eykyn, Galvin, Hodson, Mazur, Miller, Pfrommer, Rajput, Rosenberg, Schiffler

SECTION I:

a. General public discussion:

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

Motion / to approve minutes of Monday, May 17, 2021, Planning Board Meeting. Vote: Aponte, Bertino, Eykyn, Galvin, Hodson, Rosenberg, Schiffler

The next regular meeting of the Planning Board is for **Monday, July 19, 2021, 5:00 p.m., prevailing time.** **Vote:** Aponte, Bertino, Eykyn, Galvin, Hodson, Pfrommer, Rajput, Rosenberg, Schiffler

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

Theresa Wilbert, Secretary