



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

PLANNING BOARD AGENDA
REGULAR MEETING

March 16, 2020, 5:00 P.M. (prevailing time)

Final Edition: 03/11/20

2020 Regular Meeting Dates

4/20 5/18 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, TOWN HALL, 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 Garth, Sr.
Mayor Paul Hodson
Robert Levy, Alternate #II

Stephen Mazur, Alternate #I
Peter Miller, Township Administrator
Deputy Mayor, Laura Pfrommer
Paul Rosenberg
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, Garth, Hodson Levy, Mazur, Miller, Pfrommer, Rosenberg, Schiffler, Todd

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

SITE PLAN(S):

1. **SPPF 07-19** **Preliminary/Final Major Site Plan**
6735-6739 Washington Avenue, LLC. **2101/2, 3, 35 and 37**
"American Demolition" **6735-6739 Washington Avenue**
Zone: M-1, 12.14 acres, sewer/water, applicant **Waiver of time – Not Granted**

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.

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

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

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

MEMORIALIZATION OF RESOLUTION:

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

Motion / to memorialize resolution granting requested checklist waiver(s): #2 and 4 and conditional minor subdivision approval. **Vote:** Eykyn, Garth, 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

The next regular meeting of the Planning Board is for **Monday, April 20, 2020, 5:00 p.m., prevailing time.** **Vote:** Aponte, Eykyn, Garth, Hodson Levy, Mazur, Miller, Pfrommer, Rosenberg, Schiffler, Todd

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

Theresa Wilbert, Secretary