



**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, May 17, 2021, 5:00 P.M. (prevailing time)

Final Edition: 05/05/21

2021 Regular Meeting Dates

06/21 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, 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, 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 03-14 (Amendment #4)
Gold Medal Environmental**

Zone: M1, 4.54 acre site, applicant received amended Approval in 2019, to allow for a maximum of 28 waste

trucks, 25 roll off containers and 40 residential containers, of which the heights of all containers cannot exceed 10' ft., to utilize an existing 6,000 sq. ft. building containing offices and vehicle repair specifically for Gold Medal Environmental, the storage of old or new tires within a shipping container and/or building, above ground fuel tanks to be exclusively used by Gold Medal, no solid waste to be stored at facility and no truck wash.

**Amended Preliminary/Final Major Site Plan
701/4**

6626 Delilah Road

Waiver of time –Granted

Applicant is now seeking amended site plan approval to allow for the storage of 28 additional garbage trucks for a maximum of 56 trucks to be stored on site. Applicant is proposing to eliminate the previously approved storage of dumpsters and cans to accommodate the storage of the additional trucks.

Checklist Waiver(s):

- 1. **Item #1:** Digital plan
- 2. **Item #6:** Owners within 200' ft.
- 3. **Item #10:** Existing contours
- 4. **Item #13:** Landscaping plan
- 5. **Item #14:** Lighting and signage plan
- 6. **Item #15:** Site characteristics map
- 7. **Item #18:** Stormwater management plan
- 8. **Item #19:** Sewer/water report
- 9. **Item #20:** Traffic report
- 10. **Item #21:** Fiscal impact report

- 11. Item #22: Modification report
- 12. Item #23: Utilities plan
- 13. Item #24: Profiles of proposed streets
- 14. Item #31: Natural resource information
- 15. Item #35: Typical floor plans and building views/elevations

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 amended (4th) conditional preliminary and final major site plan approval. Vote: Aponte, Bertino, Eykyn, Galvin, Hodson, Mazur, Pfrommer, Rajput, Rosenberg, Schiffler

- 2. **SPPF 15-20** Preliminary/Final Major Site Plan
Learning Edge Academy, Inc. 1114/46.01
 Zone: HB, 150,683 sq. ft. parcel, sewer/water, 6720 Washington Avenue
 Applicant is proposing to construct a 7,800 sq. ft. child care Waiver of time – Not Granted
 center with a 6,820 sq. ft. outdoor instruction area, a 4,000 sq. ft., 62 seat fast food restaurant with a drive-thru,
 and a 10,000 sq. ft. retail building. Additional improvements included 89 parking spaces, storm water basins,
 signage, lighting and landscaping. Applicant is proposing the construction in three (3) phases. Pinelands: c/f:
 2015-0155.002, dated 3/3/21.

Checklist Waiver(s):

- 1. Item #3: Key map
- 2. Item #15: Site characteristics map
- 3. Item #21: Fiscal impact report
- 4. Item #24: Street profiles
- 5. Item #30: Location of existing wells and septic systems
- 6. Item #35: Typical floor plans and building views/elevations

Design Waiver(s):

- 1. §94-14B: Environmental impact statement
- 2. §94-44E(2)(h)[3]: Vertical design constraints
- 3. §94-44E(1)(i)[1][a]: Infiltration basin depth

Variance Relief:

- 1. §225-56: Minimum parking requirements – 91 required; 89 proposed
- 2. §225-58(G): Directional signage (area) – 2 sq. ft. required; 30 sq. ft. proposed
- 3. §225-63A(1): Number of building mounted signs – 6 proposed
- 4. §225-63A(4): Height of building mounted signs – 8’ ft. permitted; 15’ ft. proposed
- 3. §225-63B(3): Number of freestanding signs – 1 permitted; 2 proposed

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/final major site plan approval in three (3) phases.
 Vote: Aponte, Bertino, Eykyn, Galvin, Hodson, Mazur, Pfrommer, Rajput, 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

Motion / to approve minutes of Monday, April 19, 2021, Planning Board Meeting. Vote:
Aponte, Bertino, Eykyn, Galvin, Hodson, Rosenberg, Schiffler

The next regular meeting of the Planning Board is for **Monday, June 21, 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