



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, September 21, 2020, 5:00 P.M. (prevailing time)

Final Edition: 09/16/20

2020 Regular Meeting Dates

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
James Galvin, Alternate#1
Mayor Paul Hodson
Robert Levy, Alternate #II

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

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

OTHER MATTER(S):

1. **SP 10-20**
John Gaffney Green Tree Golf Course

Minor Site Plan
4901/70
1030 Somers Point-Mays Landing Road

Discussion/Presentation: Atlantic County concerning a proposed 40' X 100' ft. event tent to be located near the existing clubhouse. This event tent is proposed to properly accommodate public demand for golfing events, fund raisers, corporate, and social gatherings at the golf course.

Motion / to recommend approval/placement by Atlantic County Government of a 40' X 100' ft. event tent to be located at the John Gaffney Green Tree Golf Course, block/lot: 4901/70, 1030 Somers Point-Mays Landing Road. **Vote:** Aponte, Eykyn, Galvin, Hodson, Levy, Mazur, Miller, Pfrommer, Rosenberg, Schiffler, Todd

PUBLIC HEARING:

1. **SPPF 07-20**
Egg Harbor (Ocean Heights) DG, LLC

Zone: NB, 2.73 Acres, well/septic, applicant is seeking approval to Construct a 9,100 sq. ft. Dollar General retail store with 46 parking. CAFRA.

Preliminary Major Site Plan
5101/177 and 178
1181 Ocean Heights Avenue
Waiver of Time – Not Indicated

Checklist Waiver(s):

1. **Item #15:** Site characteristics
2. **Item #21:** Fiscal impact report
3. **Item #23(b):** Letters of availability for water and sewer service

Design Waiver(s):

- 1. §94-22D(D)(1): Landscaping
- 2. §94-23(H): Lighting
- 3. §94-18I: Fire Lanes

Variance(s):

- 1. §225-55N(4): Loading Area: fire zones shall not be used as standing, loading, or unloading areas unless otherwise permitted. Applicant proposes a design that differs from the requirements set forth in the municipal code.
- 2. §225-63B(3): Area of freestanding sign: 22.84 square feet permitted; 51.63 sq. ft. proposed
- 3. 225-56A(33): minimum off- street parking: 45 spaces required; 32 spaces proposed.

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

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

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

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

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

2. **SPPF 08-20** Preliminary/Final Major Site Plan
F. W. Webb Company 2102/4, 8, 14-19, 22, 23, & 28

Zone: RCD, 17 acres, water/sewer applicant proposes to construct a 71,363 sq. ft. warehouse building with 56 parking spaces. Other improvements include storm water management system, site lighting landscaping and an 8' ft. chain link fence. CAFRA.

2810 Fire Road
 Waver of time – **Not Indicated**

Design Waiver(s):

- 1. §94-8H: Buffer Minimum Width
- 2. §94-22E: Landscaping- stormwater basin

Variance Relief:

- 1. §225-14.1C Fence – Height: 6' ft. permitted; 8' ft. proposed
- 2. §225.55A: Parking access from main aisle: No parking permitted on main access drive nor shall it serve as an access aisle to adjacent parking spaces. The applicant is proposing to construct off-street parking spaces which will be accessed from the main access drive.
- 3. §225-56A: Minimum off-street parking: 87 spaces required; 56 off-street parking spaces proposed
- 4. §225-63A(1): Building mounted sign-number: 1 permitted; 2 proposed
- 5. §225-63A(3): Building mounted sign-vertical clearance: where a building mounted sign extends more than 3 inches from the face of said wall, the bottom of said sign shall not be closer than 10 feet from the ground level of said sign. The applicant is proposing a canopy sign which extends more than three inches from the face of the wall and will have a vertical clearance of 7.58 feet whereas a minimum clearance of 10 feet is required.

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

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

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

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

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

MEMORIALIZATION OF RESOLUTION:

1. **SPP 04-20** Preliminary Major Site Plan
Max Gurwicz Enterprises 2206/13-16 & 2208/1 & 2
"Cresson Hill Apartments" Edwards Avenue/Church Street
Motion / to memorialize resolution granting requested checklist waiver(s) #8 and #9, design waiver(s), variance relief and conditional preliminary major site plan approval. Vote: Aponte, Eykyn, Hodson, Mazur, Miller, Pfrommer, Rosenberg, Schiffler,

2. **SP 06-20** Minor Site Plan
Ocean First Bank, NA 2120/4
3003 Fire Road
Motion / to memorialize resolution granting requested grant requested checklist waiver(s), design waiver(s), variance relief and conditional minor site plan approval. Vote: Aponte, Eykyn, Hodson, 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, October 19, 2020, 5:00 p.m., prevailing time.** Vote: Aponte, Eykyn, Galvin, Hodson Levy, Mazur, Miller, Pfrommer, Rosenberg, Schiffler, Todd

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

Theresa Wilbert, Secretary