



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

**PLANNING BOARD AGENDA**  
**REGULAR MEETING**  
**May 15, 2017, 5:00 P.M. (prevailing time)**

**Final Edition:** 05/12/17 (Revised)

**2017 Regular Meeting Dates**

6/19 7/17 8/21 9/18  
10/16 11/20 12/18

**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, V-Chair.  
Charles Eykyn  
James Garth, Sr., Chairman  
Frank Kearns  
Dennis Kleiner, Alt. #1  
Robert Levy

Mayor James J. McCullough, Jr.  
Peter Miller, Township Administrator  
Committeewoman Laura Pfrommer  
Daniel Pittaro, Alt. #II  
Paul Rosenberg, 2<sup>nd</sup> V-Chair.

**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, Kearns, Kleiner, Levy, McCullough, Miller, Pfrommer, Pittaro, Rosenberg

**MOTION / TO RECONVENE THE PUBLIC MEETING.** **VOTE:** Aponte, Eykyn, Garth, Kearns, Kleiner, Levy, McCullough, Miller, Pfrommer, Pittaro, Rosenberg,

**OTHER MATTER(S):**

1. **Presentation: Egg Harbor Township School District (Block/Lot: 6001/2.01 – 7 Swift Drive):** Discussion concerning the demolition of an existing 2,500 sq. ft. maintenance building and the construction of a new 8,750 sq. pre-engineered metal building to house maintenance department offices, storage and garage.

**Motion / to accept presentation of the Egg Harbor Township School Districts new 8,750 sq. ft. pre-engineered metal maintenance building.** **Vote:** Aponte, Eykyn, Garth, Kearns, Kleiner, Levy, McCullough, Miller, Pfrommer, Pittaro, Rosenberg

**PUBLIC HEARING(S):**

1. **SP 01-17** **Minor Site Plan**  
**New Jersey Conference of Seventh-Day Adventists** **4219/8 & 9**  
Zone: R-5, 31,050 sq. ft. total area (8&9), water & sewer, 200 & 202 Naples Avenue  
The property known as 200 Naples (Lot 9) currently contains a 1½ story dwelling with a masonry shed, the property known as 202 Naples (Lot 8) currently contains an existing two-story masonry and metal building previously utilized by the Egg Harbor Township Board of Education administration offices. Applicant proposes to convert 202 Naples (Lot 8) into a church, with associated improvements such as a 22 space pave parking lot, curbing, and sidewalk. Applicant proposes to demolish existing dwelling/shed at 200 Naples (Lot 9). CAFRA.

**Checklist Waiver(s):**

- 1. **Item #9:** Survey with NAD 83 or NGVD 88 for all horizontal and vertical datums
- 2. **Item #11:** Location of all existing and proposed structures
- 3. **Item #14:** Sight triangles, radii of curblines and street sign locations

- 4. Item #18: Stormwater management plan
- 5. Item #20: Method of solid waste storage and disposal
- 6. Item #23: Landscaping plan
- 7. Item #24: Lighting and signage plan

**Variance Relief:**

- 1. §225-55A: Driveway access width (commercial sites): 25' ft. proposed; 30' feet required
- 2. §225-55E: Parking buffer: minimum of 10' ft. separation between building and parking area. Minimum four feet for sidewalk and five feet for landscaping. Applicant is not providing between building and proposed parking area.
- 3. 225-55F: Parking curbing: all off-street parking areas containing 20 or more spaces and all off-street loading areas shall have concrete curbing around the perimeter of the parking/loading areas. Applicant is not providing curbing around the entire perimeter of the proposed parking area.

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

Motion / to grant requested checklist waiver(s). **Vote:** Aponte, Eykyn, Garth, Kearns, Kleiner, Levy, McCullough, Miller, Pfrommer, Pittaro, Rosenberg

Motion / to grant requested variance relief. **Vote:** Aponte, Eykyn, Garth, Kearns, Kleiner, Levy, McCullough, Miller, Pfrommer, Pittaro, Rosenberg

Motion / to grant requested conditional minor site plan approval **Vote:** Aponte, Eykyn, Garth, Kearns, Kleiner, Levy, McCullough, Miller, Pfrommer, Pittaro, Rosenberg

- |   |  |
|---|--|
| <p>2. <b>SD 02-17/SPPF 03-17</b><br/> <b>Egg Harbor (Zion) DG, LLC</b><br/> <b>"Dollar General"</b><br/>         Zone: CB, 5.05 acres, sewer/well, applicant<br/>         Is proposing a two (2) lot minor subdivision. Proposed parcel "A" will have a lot area of 92,705 sq. ft. and proposed parcel "B" will have a lot area of 128,062 sq. ft. Applicant is seeking preliminary and final site plan approval for the proposed construction of a 9,250 sq. ft. "Dollar General" retail store on proposed parcel "A", with associated improvements including parking, signage, landscaping and lighting. No improvements are proposed for parcel "B" at this time. CAFRA.</p> | <p><b>Minor Subdivision</b><br/> <b>Preliminary/Final Major Site Plan</b><br/> <b>6714/1.02</b><br/>         455 Zion and Robert Best Road(s)<br/>         Waiver of Time – <b>Not Granted</b></p> |
|---|--|

**Checklist Waiver(s):**

**"Minor Subdivision":**

- 1. Item #3: Key map scale 1"=300'
- 2. Item #5: Existing topography at 1' intervals on property extending 100' from property line
- 3. Item #21: Location of temporary stakes
- 4. Item #23: Location of monuments corners and other points established in field, whether set or to be set.

**"Major Site Plan":**

- 1. Item #3: Key map scale 1"=300'
- 2. Item #10: Existing and proposed elevations/contours at 1' intervals on property extending 100' from property line
- 3. Item #15: Site characteristics map
- 4. Item #23a: Location of existing utilities

**Design Waiver:**

- 1. §94-22(D)(1): Landscaping

**Variance Relief:**

- 1. §225-55B: Curb Radii: (Fire Lane): 15' ft. proposed; 25' ft. required
- 2. §225-55N(2): Loading Area: Minimum of one loading space per retail/wholesale commercial/industrial use

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

Motion / to grant requested checklist waiver(s) - Subdivision. **Vote:** Aponte, Eykyn, Garth, Kearns, Kleiner, Levy, McCullough, Miller, Pfrommer, Pittaro, Rosenberg

**Motion / to grant requested checklist waiver(s) – Major Site Plan. Vote:** Aponte, Eykyn, Garth, Kearns, Kleiner, Levy, McCullough, Miller, Pfrommer, Pittaro, Rosenberg

**Motion / to grant requested design waiver(s). Vote:** Aponte, Eykyn, Garth, Kearns, Kleiner, Levy, McCullough, Miller, Pfrommer, Pittaro, Rosenberg

**Motion / to grant requested variance relief. Vote:** Aponte, Eykyn, Garth, Kearns, Kleiner, Levy, McCullough, Miller, Pfrommer, Pittaro, Rosenberg

**Motion / to grant requested conditional minor subdivision approval Vote:** Aponte, Eykyn, Garth, Kearns, Kleiner, Levy, McCullough, Miller, Pfrommer, Pittaro, Rosenberg

**Motion / to grant requested conditional preliminary/final major site plan approval Vote:** Aponte, Eykyn, Garth, Kearns, Kleiner, Levy, McCullough, Miller, Pfrommer, Pittaro, Rosenberg

**MEMORIALIZATION OF RESOLUTION(S):**

- |  |  |
|--|--|
| 1. <b>SD 07-16/SPPF 15-16</b><br>LIDL US Operations, LLC | <b>Minor Subdivision</b><br><b>Preliminary/Final Major Site Plan</b><br><b>2112/3</b><br>6814 Black Horse Pike |
|--|--|

**Motion / to memorialize resolution granting requested checklist waiver(s), variance relief, conditional minor subdivision and conditional preliminary/final major site plan. Vote:** Aponte, Eykyn, Finnerty, Garth, Levy, Miller, Pittaro, Rosenberg

**SUMMARY MATTER(S):**

1. Discussions of matters pertaining to the Board:

**SECTION I:**

- a. General public discussion:

<b>Motion</b>	<b>/</b>	<b>to open public portion</b>
<b>Motion</b>	<b>/</b>	<b>to close public portion</b>

The next Regular Meeting of the Planning Board is scheduled for Monday, June 19, 2017, 5:00 p.m., prevailing time.

**Motion / to adjourn at P.M. Vote:** Aponte, Eykyn, Garth, Kearns, Kleiner Levy, McCullough, Miller, Pfrommer, Pittaro, Rosenberg

Theresa Wilbert, Secretary