



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

PLANNING BOARD AGENDA
REGULAR MEETING
June 19, 2017, 5:00 P.M. (prevailing time)

First Edition: 06/12/17

2017 Regular Meeting Dates

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, 2nd 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,

EXTENSION(S) OF TIME:

1. **SPPF 32-05** **Extension of Time**
Kenneth Steinberg **1601/3.01**
Providence Professional Park (Phase II) 3063 English Creek Avenue
Zone: PO-1, applicant received approval in May, 2006 for a 53,400 sq. ft. office park to be constructed in two (2) phases. Phase I consist of 26,720 sq. ft. of office space with 108 parking spaces and has been constructed. Phase II consist of 26,720 sq. ft. of office space with 114 parking spaces. Phase II has not been constructed and applicant is sought and received first one-year extension of time as provide pursuant to N.J.S.A. 40:55D-52 in May, 2016. Applicant is requesting discussion concerning extension of the Permit Extension Act in 2016 and its effect on first one-year extension granted in May, 2016.

Motion / to grant first one-year extension of time pursuant to N.J.S.A. 40-55D-52. **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

- 2. **SD 02-17/SPPF 03-17** **Minor Subdivision**
Egg Harbor (Zion) DG, LLC **Preliminary/Final Major Site Plan**
“Dollar General” **6714/1.02**
 Zone: CB, 5.05 acres, sewer/well, applicant 455 Zion and Robert Best Road(s)
 Is proposing a two (2) lot minor subdivision. Proposed **Waiver of Time – Not Granted**
 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.

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

PUBLIC HEARING MASTER PLAN:

- 1. Public Hearing: 2017 Master Plan Re-Examination Report**

Motion / to open public portion

Motion / to close public portion

Motion / to adopt the 2017 Master Plan Re-Examination Report and to memorialize resolution adopting the Re-Examination Report. Vote: Aponte, Eykyn, Garth, Kearns, Kleiner, Levy, McCullough, Miller, Pfrommer, Pittaro, Rosenberg

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 scheduled for Monday, July 17, 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