



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

**PLANNING BOARD AGENDA  
REGULAR MEETING  
July 17, 2017, 5:00 P.M. (prevailing time)**

First Edition: 07/12/17

**2017 Regular Meeting Dates**

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,

**EXTENSION(S) OF TIME:**

1. **SPPF 23-02/Amended** **Extension of Time**  
**J & M Land Company** **1511/1**  
Zone: PO-1, Applicant seeking three one year extensions of 6048 Delilah Road  
time of the amended preliminary and final major site plan approval which was heard on November 19, 2007  
and was memorialized December 17, 2007. The amended approval consisted of 5376 sq. ft. one story office  
building.

**Motion / to grant three one-year extensions of time pursuant to N.J.S.A. 40-55D-52a. Vote:** Aponte, Eykyn, Garth, Kearns, Kleiner, Levy, McCullough, Miller, Pfrommer, Pittaro, Rosenberg

2. **SD 03-11** **Extension of time**  
**MAGUIRE, DUFFY & MITOULIS** **2503/1 & 2**  
Zone: RG-2, Applicant's seeking one year extension of time 6501-6509 West Jersey Avenue  
for the minor subdivision approval granted on June 20, 2011 and was memorialized on August 15, 2011. The  
approval was for a four lot subdivision consisting of three single family dwellings and one remainder lot with no  
proposed development.

**Motion / to grant one-year extension of time pursuant to N.J.S.A. 40:55D-47g. Vote:** Aponte, Eykyn, Garth, Kearns, Kleiner, Levy, McCullough, Miller, Pfrommer, Pittaro, Rosenberg

**PUBLIC HEARING(S):**

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| <b>1. <u>SPPF 19-99</u><br/><b>Hidden Creek Golf Club, LLC</b><br/>Zone: RA, 740.93 acres, septic/well, site is the existing Hidden Creek Golf Course and contains an 18-hole golf course with a driving range and ancillary structures including a clubhouse, maintenance building and guest lodge. Applicant proposes to construct a sporting clay course with 15 shooting stations along an 8' ft. wide trail surfaced with gravel or crushed shells.</b> | <b>Amended Major Site Plan<br/>4502/1<br/>75 Asbury Avenue<br/>Waiver of time – <b>Granted</b></b> |
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Application was continued until the July, 2017 agenda, however, after its public hearing in April, 2017 the applicant submitted correspondence withdrawing their proposal. CAFRA.

**Motion / to accept the applicants request to withdrawal the application known as SPPF 19-99 Amended (Sporting Clay Course) and to memorialize resolution accepting the withdrawal of the proposed amendment. Vote: Aponte, Eykyn, Garth, Kearns, Kleiner, Levy, McCullough, Miller, Pfrommer, Pittaro, Rosenberg**

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| <b>2. <u>SP06-17</u><br/><b>Atlantic Region Food Group</b><br/>Zone: HB, 1.14 acres, water/sewer.<br/>Applicant proposing to convert the former now vacant 3030 sq.ft. Fox Chase Bank into a Dunkin Donuts Fast Food restaurant with a drive thru with a maximum seating of 48 seats. Additional Site improvements will include a 288 sq. ft. trash enclosure, 24 paved parking spaces, freestanding, directional and façade signs are proposed. Pinelands C/F#1984-1339.026, Dated May 10, 2017.</b> | <b>Minor Site Plan<br/>1602/52<br/>6059 Black Horse Pike<br/>Waiver of Time-<b>Not Granted</b></b> |
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**Checklist Waivers:**

- 1. Item #10: Existing Topography based on U.S. G.S datum and proposed setbacks**
- 2. Item #11: Locations of existing and proposed structures showing setbacks**
- 3. Item #12: Proposed means of all vehicular access and egress to a from the site**
- 4. Item #14: Sight triangles and radi of curb line and street locations**
- 5. Item #17: Copy of existing or proposed protective covenants or deed restrictions**
- 6. Item #23: Landscaping plan  
(A,B,C.D&E)**
- 7. Item #24: Lighting and signage plan**

**Design Waiver:**

- 1. §94-38: Sidewalks**

**Variance Relief:**

- 1. §225-7: Front yard setback (Trash Enclosure): 35 ft. in lieu of 50 ft. permitted**
- 2. §225-7: Front yard parking setback: 10 ft. in lieu of 20 ft. required**
- 3. §225-58G: Directional Signage area: Menu boards exceed the 2 sq. ft. in sign area permitted and directional signs will exceed the 2 sq. ft. in sign area permitted**
- 4. §225-63A: Building Mounted Sign-Quantity. Four in lieu of one permitted.**
- 5. §225-63A(3): Building Mounted Sign-Vertical Dimension: Building mounted signage of 6 and 8 ft. In lieu of 5 ft. permitted.**

**Motion / to open public portion**

**Motion / to close public portion**

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

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

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

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

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| <b>3. <u>SPPF05-17</u><br/><b>TDS Landholdings LLC</b><br/><b>“The Tree Man”</b><br/>Zone: NB, 2.38 acres, water/septic.</b> | <b>Preliminary/Final Major Site Plan<br/>6401/9<br/>4016 Ocean Heights Avenue<br/>Waiver of time-<b>Not Granted</b></b> |
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Applicant/Owner proposes to utilize existing 1626 sq. ft. residential building as an office, construct a new 3456 sq. ft. warehouse to be utilized for the storage and repair for the applicants vehicles. The existing 928 sq. ft. building will be used as an employee breakroom and an existing 827 sq. ft. building will be used as a workshop. Other improvements will include off-street parking for twelve vehicles, the construction of a new ingress and egress on to Ocean Heights Avenue, stormwater management basin, landscaping, lighting and freestanding sign. All in support of the owners Professional Tree Service company. CAFRA.

**Checklist Waiver(s):**

**“Major Site Plan”:**

- 1. **Item #3:** Key map scale 1”=300’
- 2. **Item #15:** Site characteristics map
- 3. **Item #16:** Location of wetlands and wetlands transition areas
- 4. **Item#18:** Stormwater Management Plan
- 5. **Item#18b:** Environmental Site Analysis
- 6. **Item#23a:** Utilities Plan
- 7. **Item#23b:** Letters of Availability for Water & Sewer Service
- 8. **Item#35:** Architectural Plans

**Design Waivers:**

- 1. **§94-11A:** Curbing
- 2. **§94-14B:** Environmental Impact Statement
- 3. **§94-22E(4)e:** Landscapping-Stormwater Basin
- 4. **§94-23.I.:** Lighting
- 5. **§94-37B(5)(a)** Shade Trees
- 6. **§94-38:** Sidewalks
- 7. **§94-44E(1)(i)(1)(b):** Stormwater Basin-Landscaping
- 8. **§94-44E(1)(i)(5):** Basin Access Way
- 9. **§225-55.I.:** Driveway & Parking Surfaces
- 10. **§225-56.C.:** Parking

**Variance Relief:**

- 1. **§225-7:** Front Yard Setback. 19.9 ft. in lieu of 50 ft. required
- 2. **§225-7:** Side Yard Setback. 19.5 ft. in lieu of 20 ft. required
- 3. **§225-55I:** Parking Area Surfaces. Compacted Gravel in lieu of asphalt
- 4. **§225-56B(1):** Parking. 12 Parking spaces in lieu of 15 required
- 5. **§225-63B(7):** Freestanding Sign Setback. 10.5 ft. in lieu of 25 ft. required

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

- 4. **SD 03-17** **Minor Subdivision**  
**Egg Harbor Township** **5953/5,20,21,23 &24**  
 Zone: RG-1, 1.64 acres, water/sewer, **11, 9, 5 & 3 Cottage Rd. & Wilson Ave.**  
 Applicant is proposing to subdivide lot 5 **Waiver of Time-Not Granted**  
 In order to consolidate with lots 20, 21, 23 & 24 which contain existing single family dwellings. Pinelands  
 C/F#2001-0297.005, Dated May 19, 2017.

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

**MEMORIALIZATION OF RESOLUTION(S):**

1. **SPPF 32-05** **Extension of Time**  
**Kenneth Steinberg** **1601/3.01**  
**Providence Professional Park (Phase II)** 3063 English Creek Avenue

**Motion / to memorialize resolution granting first one-year extension of time pursuant to N.J.S.A. 40-55D-52. Vote:** Aponte, Eykyn, Garth, Levy, Miller, Pittaro, Rosenberg

2. **SP 01-17** **Minor Site Plan**  
**New Jersey Conference of Seventh-Day Adventists** **4219/8 & 9**  
200 & 202 Naples Avenue

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

3. **SD 02-17/SPPF 03-17** **Minor Subdivision**  
**Egg Harbor (Zion) DG, LLC** **Preliminary/Final Major Site Plan**  
**“Dollar General”** **6714/1.02**  
455 Zion and Robert Best Road(s)

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

**SUMMARY MATTER(S):**

1. **Discussions of matters pertaining to the Board:**
- A. **Egg Harbor Township Ordinance No. 25-2017 an ordinance to amend Chapter 225 of the Township Code Entitled “Zoning”.**

**Motion / to recommend Ordinance No. 25-2017 to Township Committee for review and approval finding it meets the requirements and is consistent with the Master Plan. Vote:** Aponte, Eykyn, Garth, Kearns, Kleiner, Levy, McCullough, Miller, Pfrommer, Pittaro, Rosenberg

**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, August 21, 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