



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

PLANNING BOARD AGENDA
RE-SCHEDULED REGULAR MEETING
FEBRUARY 12, 2018, 5:00 P.M. (prevailing time)

Final Edition: 02/05/18

2018 Regular Meeting Dates

3/19 4/16 5/21 6/18
7/16 8/20 9/17 10/15 11/19
12/17

Solicitor: Christopher Brown, Esq
Engineer: James A. Mott, P.E., of Mott Associates
Planner: Vincent Polistina, P.P., of Polistina and Associates

A RE-SCHEDULED 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
Charles Eykyn
James Garth, Sr.
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

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,

PUBLIC HEARING(S):

- | | |
|---|--|
| <p>1. <u>SPPF 11-17</u>
Muldoon, LLC – “Bennet Chevrolet”
Zone: HB, 6.43 acres, applicant is an existing Auto Sales and Service Center. Applicant is seeking to enlarge the paved Parking lot to accommodate a total of 295 parking spaces other improvements include storm water management, lighting of the parking lot area and landscaping. Pinelands c/f (Inconsistent): #1988-0169.004 dated 5/19/17.</p> | <p>Preliminary/Final Site Plan 2007/6
Black Horse Pike & West Jersey Ave.
Waiver of Time- Not Indicate</p> |
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Checklist Waiver(s):

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| <p>1. Item #20:</p> <p>2. Item #24:</p> <p>3. Item #35:</p> | <p>Traffic report</p> <p>Profiles of proposed streets</p> <p>Typical floor plans and building views/elevations</p> |
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Design Waiver(s):

- | | |
|---|---|
| <p>1.</p> <p>2.</p> <p>3.</p> <p>4.</p> <p>5.</p> <p>6.</p> <p>7.</p> | <p>§94-8H: Buffers</p> <p>§94-11A: Curbs & gutters</p> <p>§94-14B: Environmental impact statement</p> <p>§94-18I: Fire lanes</p> <p>§94-23E: Lighting – Height</p> <p>§94-37C(5)(a): Shade trees</p> <p>§94-38A: Sidewalks</p> |
|---|---|

- 8. §94-44D(2)(i): One-hundred year peak freeboard
- 9. §94-44E(1)(i)[1]{a}: Fifty-year storm depth
- 10. §94-44E(2)(h): Vertical design constraints

Variance Relief:

- 1. §225-7: Front yard parking setback: 20' ft. required; 1.3' ft. proposed
- 2. §225-7: Side yard parking setback: 10' ft. required; 2.1' ft. proposed
- 3. §225-7: Lot Coverage: 70% permitted; 83.6% proposed
- 4. §225-55F: Parking – Curbing: Curbing is not proposed along the entire parking area
- 5. §225-55P: Parking – Handicap Accessible: Proposing one (1) handicap space whereas three (3) are 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 and final major site plan approval. Vote: Aponte, Eykyn, Garth, Kearns, Kleiner, Levy, McCullough, Miller, Pfrommer, Pittaro, Rosenberg

- 2. **SPPF 14-17** Preliminary/Final Major Site Plan
Seaview Corporate Park – “Mavis Tires” 1602/50
 Zone: HB, 0.94 acres, sewer/water, applicant is 6051 Black Horse Pike
 Proposing to construct a 6,768 sq. ft. Mavis Tires Garage facility **Waiver of time – Not Granted**
 for automobile car and repair. Facility will contain a showroom, waiting area, work area, tire and storage area, and eight (8) bays. Other improvements include stormwater management, 28 parking spaces and signage. Pinelands c/f: #184-1339.027, dated 1/23/18.

Checklist Waiver(s):

- 1. Item #3: Key map
- 2. Item #9: Certified survey
- 3. Item #10: Existing/proposed elevations and contours at one foot intervals within existing property and extending one hundred (100) feet from property line
- 4. Item #15: Site characteristics map
- 5. Item #23(b): Utility letters
- 6. Item #31: Natural resource inventory
- 7. Item #32: Site triangles

Design Waiver(s):

- 1. §94-14B: Environmental impact statement
- 2. §94-23H: Lighting
- 3. §94-37C(5)(a): Shade trees
- 4. §94-38A: Sidewalks

Variance Relief:

- 1. §225-7: Minimum Lot Size: 80,000 sq. ft. req. 41,635 sq. ft. prop.
- 2. §225-7: Minimum Lot Width: 200' ft. req.; 180' ft. prop.
- 3. §225-7: Accessory Structure-(side yard setback): 20' ft. req.; 10.5' ft. prop. (trash enclosure)
- 4. §225-63A: Building mounted signs: 1 permitted; 4 proposed.

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 and final major site plan approval. Vote: Aponte, Eykyn, Garth, Kearns, Kleiner, Levy, McCullough, Miller, Pfrommer, Pittaro, Rosenberg

<p>3. SPPF 15-17 3117 Fire Road Associates “Royal Farms” Zone: RCD, 2.42 acre site, sewer/water, applicant</p>	<p>Preliminary/Final Major Site Plan 2304/2 3117 Fire Road Waiver of time – Not indicated</p>
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Proposes to construct a 4,647 sq. ft. “Royal Farms” convenience store with gas station component containing eight (8) pump islands and a total of 53 parking spaces. Other proposed improvements include an additional entrance/exit to Tilton Road, signage, landscaping, and lighting. CAFRA

Checklist Waiver(s):

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| 1. Item #3: | Key map |
| 2. Item #10: | Existing/proposed elevations and contours extending 100’ ft. from property line |
| 3. Item #14: | Lighting plan |
| 4. Item #15: | Site characteristics maps |
| 5. Item #18: | Stormwater management plan |
| 6. Item #19: | Storm and sewer report |
| 7. Item #21: | Fiscal impact report |
| 8. Item #23a: | Utilities plan |
| 9. Item #23b: | Utility letters |
| 10. Item #31: | Natural resource inventory |
| 11. §198-15E: | Utilities approval notice |

Design Waiver(s):

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|-------------------|--------------------------------|
| 1. §94-14B: | Environmental impact statement |
| 2. §94-37C(5)(a): | Shade trees |

Variance Relief:

- | | | |
|-----------------|--|--|
| 1. §225-7: | Lot size: | 3 acres req.; 2.42 prop. |
| 2. §225-7: | Lot width: | 300’ ft. req.; 295.4’ ft. prop. |
| 3. §225-7: | Front yard setback (Fire Rd. – Canopy) | 80’ ft. req.; 68.4’ ft. prop. |
| 4. §225-7: | Front yard setback (G.S.P.) | 80’ ft. req.; 79.9’ ft. prop. |
| 5. §225-7: | Minimum gross floor area | 5,000 sq. ft. req.; 4,637 sq. ft. prop. |
| 6. §225-55M(7): | Parking setback to building | 10’ ft. req.; 3.7 prop. |
| 7. §225-58G: | Directional sign area | 2 sq. ft., permitted; 4 sq. ft. prop. |
| 8. §225-63A: | Building Mounted Signage – Number | 1 permitted; 7 proposed |
| 9. §225-63B(3): | Freestanding signage – Area: | |
| | Tilton Rd.: | 61 sq. ft. permitted; 170 sq. ft. proposed |
| | Fire Rd.: | 52 sq. ft. permitted; 170 sq. ft. proposed |

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 and final major site plan approval. Vote: Aponte, Eykyn, Garth, Kearns, Kleiner, Levy, McCullough, Miller, Pfrommer, Pittaro, Rosenberg

MEMORIALIZATION OF RESOLUTIONS(S):

1. **SPPF 08-17**
Pioneer Pipe Contractors

Preliminary/Final Major Site Plan
1020/1 & 1021/1
110 Repetto

Motion / to memorialize resolution granting requested checklist waiver(s), design waiver(s), variance relief, and conditional preliminary and final major site plan approval. Vote: Aponte, Garth, Levy, McCullough, Miller, Pfrommer, Pittaro, Rosenberg

2. **SPPF 03-14 (Amended)**
JTD Realty Group, LLC

Amend. Prel./Final Site Plan
701/4
6626 Delilah Road

Motion / to memorialize resolution granting requested checklist waiver(s) and conditional amended preliminary and final major site plan approval. Vote: Aponte, Eykyn, Garth, Kleiner, McCullough, Miller, Pfrommer, Rosenberg

SUMMARY MATTER(S):

1. **Discussions of matters pertaining to the Board:**

a. **Discussion: N.J.S.A.: 40-55D-53**
Performance and Maintenance Guarantee Modifications

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, March 19, 2017, 5:00 p.m., prevailing time.**
Vote: Aponte, Eykyn, Garth, Kearns, Kleiner Levy, McCullough, Miller, Pfrommer, Pittaro, Rosenberg

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

Theresa Wilbert, Secretary