



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

PLANNING BOARD AGENDA
REGULAR MEETING

March 19, 2018, 5:00 P.M. (prevailing time)

Final Edition: 03/12/18

2018 Regular Meeting Dates

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 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. #11
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: (Redevelopment - Determination of Need Report)

1. **Discussion and Review:** of the report entitled "Determination of Need Report": 6817 Black Horse Pike; Block 2118 Lot 4, prepared by Polistina Associates, LLC.

Motion / to open public portion

Motion / to close public portion

Motion / to approve and memorialize resolution accepting the directive of the Egg Harbor Township Committee to conduct a preliminary investigation to determine whether or not 6817 Black Horse Pike, known as block 2118 lot 4 qualifies as a "Non-Condensation Redevelopment Area" pursuant to New Jersey *Local Redevelopment and Housing Law* and direction of Vincent Polistina, from the firm of Polistina Associates, 6684 Washington Avenue, Egg Harbor Township, New Jersey, 08234, to assist the Planning Board with such investigation. Vote: Aponte, Eykyn, Garth, Kearns, Kleiner, Levy, McCullough, Miller, Pfrommer, Pittaro, Rosenberg

Motion / to approve and memorialize a resolution finding that the Planning Board has determined that 6817 Black Horse Pike block 2118 lot 4 is found to conform with the statutory criteria established under the New Jersey *Local Redevelopment and House Law (N.J.S.A. 40:12A-1 et. seq. – "Redevelopment Law")* and are recommending to Township Committee that such property should be determine to be a "Non-Condensation Redevelopment Area" pursuant to N.J.S.A. 40A:12A-5. Vote: Aponte, Eykyn, Garth, Kearns, Kleiner, Levy, McCullough, Miller, Pfrommer, Pittaro, Rosenberg

MINOR SUBDIVISION:

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| <p>1. SD 01-18
 Clayton Self Storage at Egg Harbor Twp., LLC
 Zone: R3, 15.7 acres, sewer/water, presently parcel contains an existing single-family dwelling, a metal building frame garage, and shed. Applicant proposing to subdivide into three (3) new lots. Proposed lot 91.01 will contain the existing single family dwelling, metal building garage and shed. Proposed lot 91.02 will contain 1.627 acres and the existing driveway for the single-family dwelling will be relocated to proposed lot 91.01 and proposed lot 91.03 will contain 11.43 acres. CAFRA</p> | <p>Minor Subdivision
 6504/91
 220 Steelmanville Road
 Waiver of Time – Not Granted</p> |
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Checklist Waiver(s):

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| <p>1. Item #3: Key map
 2. Item #4: North arrow
 3. Item #5: Topography at 1’ ft. intervals within the subject property and extending 100’ ft. from property lines
 4. Item #17: Soil boring information</p> |
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Motion / to grant requested checklist waiver(s). Vote: Aponte, Eykyn, Garth, Kearns, Kleiner, Levy, McCullough, Miller, Pfrommer, Pittaro, Rosenberg

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

PUBLIC HEARING(S):

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| <p>1. SP 01-18
 130 Crabco Realty, NJ LLC
 “Chickie and Pete’s”
 Zone: HB, 47,122 sq. ft. parcel, sewer/water,
 Applicant received Planning Board Approval in 2017 for 2,025 sq. ft. portion of existing restaurant for an off-track wagering facility 84 seats for off-track wagering, 6 seats for use by tellers at the pari-mutuel counter and 6 automated wagering stations. Seating proposed with the reconfiguration areas will be 325 seats. Applicant previously applied for administrative approval to clarify that all seats in restaurant would be utilized in connection with food and beverage service, including seats designated for off-track wagering facility.</p> | <p>Minor Site Plan (Sign Variance)
 1602/51
 6055 Black Horse Pike
 Waiver of Time - Granted</p> |
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Applicant is seeking variance approval to erect one (1) building mounted and expand the existing freestanding sign to identify the off-track wagering facility.

Checklist Waiver(s):

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| <p>1. Item #11: Location of existing and proposed structures.</p> |
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Variance Relief:

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| <p>1. §225-63.A: Building Mounted Signage (Number): 10 signs existing; 11 proposed; 1 per tenant permitted.
 2. §225-63.B(2): Free Standing Sign (Area): 44.49 sq. ft. permitted; 55.8 sq. ft. proposed
 3. §225-63B(7): Free Standing (Setback): 25’ ft. required; 4’ ft. to the proposed expand sign</p> |
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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 conditional minor site plan approval for sign variance relief. Vote: Aponte, Eykyn, Garth, Kearns, Kleiner, Levy, McCullough, Miller, Pfrommer, Pittaro, Rosenberg

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| <p>2. SPPF 10-17
 New Covenant Community Church of Somers Point, Inc.
 “Fusion Church”
 Zone: HB, 6.664 acre site, sewer/water, applicant
 Is seeking amended preliminary and final site plan</p> | <p>Amend. Prel./Final Major Site Plan
 Reconsideration of Condition
 1301/41 & 42
 6300 & 6304 Black Horse Pike
 Waiver of Time – Not Granted</p> |
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approval so that the guarantees posted will be consistent with the amendments recently made to N.J.S.A. 40:55D-53.

Motion / to grant conditional amended preliminary/final major site plan approval so guarantees posted are consistent with the amendments recently made to N.J.S.A. 40:55D-53. Vote: Aponte, Eykyn, Garth, Kearns, Kleiner, Levy, McCullough, Miller, Pfrommer, Pittaro, Rosenberg

MEMORIALIZATION OF RESOLUTIONS(S):

1. **SPPF 11-17** Preliminary/Final Site Plan
Muldoon, LLC – “Bennet Chevrolet” 2007/6
Black Horse Pike & West Jersey Ave.

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

2. **SPPF 14-17** Preliminary/Final Major Site Plan
Seaview Corporate Park – “Mavis Tires” 1602/50
6051 Black Horse Pike

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

3. **SPPF 15-17** Preliminary/Final Major Site Plan
3117 Fire Road Associates 2304/2
“Royal Farms” 3117 Fire Road

Motion / to memorialize resolution granting requested checklist waiver(s), design waiver(s), variance relief, and conditional preliminary/final major site plan approval. Vote: Aponte, Garth, Kleiner, Cafero, Miller, Pfrommer, Pittaro, 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, April 16, 2018, 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