



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

PLANNING BOARD AGENDA
REGULAR MEETING
April 16, 2018, 5:00 P.M. (prevailing time)

Final Edition: 04/10/18

2018 Regular Meeting Dates

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
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, Rosenberg

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

OTHER MATTER(S):

1. **Discussion:** Review Non-Condemnation Plan for the Farmington Redevelopment Area known as 6817 Black Horse Pike, Block 2118 Lot 4.

Motion / to approve and memorialize resolution accepting the Non-Condemnation Plan for the Farmington Redevelopment Area known as 6817 Black Horse Pike, Block 2118 Lot 4. Vote: Aponte, Eykyn, Garth, Kearns, Kleiner, Levy, McCullough, Miller, Pfrommer, Rosenberg

2. **SPPF 07-17**
Ardelean & Droboniku Associates, LLC.
Zone: HB, 6.664 acre site, sewer/water, applicant
Is seeking amended preliminary and final site plan approval so that the guarantees posted will be consistent with the amendments recently made to N.J.S.A. 40:55D-53.

**Amend. Prel./Final Major Site Plan
Reconsideration of Condition
2117/15-17
6840 Old Egg Harbor Road
Waiver of Time – Not Granted**

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, Rosenberg

MEMORIALIZATION OF RESOLUTIONS(S):

1. **SD 01-18**
Clayton Self Storage at Egg Harbor Twp., LLC

**Minor Subdivision
6504/91**

Motion / to memorialize resolution granting requested checklist waiver(s) and conditional minor subdivision approval. Vote: Aponte, Eykyn, Miller, Pfrommer, Rosenberg

- 2. **SP 01-18** **Minor Site Plan (Sign Variance)**
130 Crabco Realty, NJ LLC **1602/51**
“Chickie and Pete’s” **6055 Black Horse Pike**

Motion / to memorialize resolution granting requested variance relief, and conditional minor site plan approval for sign variance relief. Vote: Aponte, Eykyn, Miller, Pfrommer, Rosenberg

- 2. **SPPF 10-17** **Amend. Prel./Final Major Site Plan**
New Covenant Community Church of Somers Point, Inc. **Reconsideration of Condition**
“Fusion Church” **1301/41 & 42**
6300 & 6304 Black Horse Pike

Motion / to memorialize resolution granting 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, Miller, Pfrommer, Rosenberg

SUMMARY MATTER(S):

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

- A. **Egg Harbor Township Ordinance No. 12-2018 an ordinance to amend Chapter 225 of the Code of the Township of Egg Harbor, entitled “Zoning” to provide for Affordable Housing needs within the RG-4 and RG-5 Residential Districts, as amended**

Motion / to recommend Ordinance No. 12-2018 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, Rosenberg

- B. **Egg Harbor Township Ordinance No. 14-2018 an ordinance to amend the Code of the Township of Egg Harbor, Chapter 198, specifically Section 198-19, entitled “Performance Guarantee for Improvements to provide for the posting of performance guarantees for subdivision and site plan improvements”**

Motion / to recommend Ordinance No. 14-2018 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, 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, May 21, 2018, 5:00 p.m., prevailing time.**
Vote: Aponte, Eykyn, Garth, Kearns, Kleiner Levy, McCullough, Miller, Pfrommer, Rosenberg

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

Theresa Wilbert, Secretary