



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

PLANNING BOARD AGENDA
REGULAR MEETING

July 16, 2018, 5:00 P.M. (prevailing time)

First Edition: 07/11/18

2018 Regular Meeting Dates

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, Vice-Chairman
Charles Eykyn
James Garth, Sr., Chairman
Frank Kearns
Robert Levy

Mayor James J. McCullough, Jr.
Peter Miller, Township Administrator
Committeewoman Laura Pfrommer
Paul Rosenberg, 2nd Vice-Chairman
Victoria Schiffler

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, Levy, McCullough, Miller, Pfrommer, Rosenberg, Schiffler

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

OTHER MATTER(S)

1. **Discussion and Review:** of the report entitled "Determination of Need Report": Block 9701/Lot 8; 125 Margate Boulevard, Block 9801 Lot 14; 122 Margate Boulevard and Block 9801 Lot 15; 124 Margate Boulevard 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 Block 9701/Lot 8; 125 Margate Boulevard, Block 9801 Lot 14; 122 Margate Boulevard and Block 9801 Lot 15; 124 Margate Boulevard 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 Block 9701/Lot 8; 125 Margate Boulevard, Block 9801 Lot 14; 122 Margate Boulevard and Block 9801 Lot 15; 124 Margate Boulevard 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

2. **Discussion:** Board Planner, Vincent Polistina – Draft Housing Element and Fair Share Plan

DEVELOPMENT APPLICATION – PUBLIC HEARING(S):

- 1. SPPF 04-18** **Prel./Final Major Site Plan**
Buddhist Mind Temple **1813/114**
Zone: RG-1, 4.85 acres, water/sewer, applicant 6310 Reega Avenue
Is proposing a 12,500 sq. ft., 150 seat Buddhist Temple. **Waiver of Time – Not Indicated**
The site contains an existing single-family dwelling, which will remain and be utilized as a monastery/rectory for the Monk assigned to the proposed Temple. Other improvements include a 50 space parking lot, landscaping and drainage. Pinelands c/f: 2006-0368.002 – dated: 2/2/18

Checklist Waiver:

- 1. Item #10:** Existing and proposed elevations and contours at 1’ ft. intervals

Design Waiver:

- 1. §94-14B:** Environmental impact statement

Variance(s):

- 1. §225-7:** Front Yard Setback: Monastery – 0.10’ ft. existing/prop.; 25’ ft. required
2. §225-55A: Driveway Width: 25’ ft. prop.; 30’ ft. required

Motion / to grant requested checklist waiver(s): **Vote:** Aponte, Eykyn, Garth, Kearns, Levy, McCullough, Miller, Pfrommer, Rosenberg, Schiffler

Motion / to grant requested design waiver(s): **Vote:** Aponte, Eykyn, Garth, Kearns, Levy, McCullough, Miller, Pfrommer, Rosenberg, Schiffler

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

Motion / to grant requested conditional preliminary and final major site plan approval: **Vote:** Aponte, Eykyn, Garth, Kearns, Levy, McCullough, Miller, Pfrommer, Rosenberg, Schiffler

- 2. SP 05-18** **Minor Site Plan**
Garden State Fuels **4206/8-10**
Zone: SHD, 71,495 sq. ft. site, sewer/water, 7054 & 7058 Black Horse Pike
Applicant will continue to utilize the site for a **Waiver of Time –Not Granted**
Gasoline filling station with no automotive service, fuel storage and sales. The applicant is also proposing to Construct a 1,200 sq. ft. convenience store within the existing 11,400 sq. ft. building. The convenience store will have a retail area and deli. CAFRA

Checklist Waiver(s):

- 1. Item #18:** Stormwater management plan
2. Item #23: Landscaping plan
3. Item #24: Lighting and signage plan

Design Waiver(s):

- 1. §94-8H:** Buffer
2. §94-11A: Curb and Gutters

Variance(s):

- 1. §225-7:** Maximum impervious coverage
2. §225-55E: Parking buffer: 2’ ft. prop.; 10’ ft. required
3. §225-55M(3): Parking setback: 5’ ft. prop.; 10’ ft. required
4. §225-63(A): Signage (number): 5 prop., 4 existing, 1 permitted

Motion / to grant requested checklist waiver(s): **Vote:** Aponte, Eykyn, Garth, Kearns, Levy, McCullough, Miller, Pfrommer, Rosenberg, Schiffler

Motion / to grant requested design waiver(s): **Vote:** Aponte, Eykyn, Garth, Kearns, Levy, McCullough, Miller, Pfrommer, Rosenberg, Schiffler

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

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

MEMORIALIZATION OF RESOLUTION:

**1. SP 03-18
Seaview Harbor Marina**

**Minor Site Plan
9501/1 & 9601/1
Longport - Somers Point Boulevard**

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

SUMMARY MATTER(S):

1. Discussions of matters pertaining to the Board:

A. Egg Harbor Township Ordinance No. 34-18 an ordinance to amend Chapter 225, of the Township Code entitled "Zoning", specifically Article VIII entitled "Signs".

Motion / to recommend Ordinance No. 34 of 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, Levy, McCullough, Miller, Pfrommer, Rosenberg, Schiffler

B. Egg Harbor Township Ordinance No. 28 of 2018 an ordinance to adopt the Redevelopment Plan for the Farmington Redevelopment Area (6817 Black Horse Pike, Block 2118 Lot 4).

Motion / to recommend Ordinance No. 28 of 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, Levy, McCullough, Miller, Pfrommer, Rosenberg, Schiffler

SECTION I:

A. General public discussion:

**Motion / to open public portion
Motion / to close public portion**

Motion / to approve Planning Board Meeting Minutes February 12, 2018, March 19, 2018 and April 16, 2018. Vote: Aponte, Eykyn, Garth, Kearns, Levy, McCullough, Miller, Pfrommer, Rosenberg

The next regular meeting of the Planning Board is scheduled for **Monday, August 20, 2018, 5:00 p.m., prevailing time.**
Vote: Aponte, Eykyn, Garth, Kearns, Levy, McCullough, Miller, Pfrommer, Rosenberg, Schiffler

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

Theresa Wilbert, Secretary