



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

PLANNING BOARD AGENDA
REGULAR MEETING

March 18, 2019, 5:00 P.M. (prevailing time)

Final Edition: 03-08-19

2019 Regular Meeting Dates

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

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.
Mayor Paul Hodson
Robert Levy
Stephen Mazur, Alt. #II
Peter Miller, Township Administrator
Deputy Mayor Laura Pfrommer
Paul Rosenberg, 2nd Vice-Chairman
Victoria Schiffler
Phil Todd, Alternate #I

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, Hodson Levy, Mazur, Miller, Pfrommer, Rosenberg, Schiffler, Todd

MOTION / TO RECONVENE THE PUBLIC MEETING. **VOTE:** Aponte, Eykyn, Garth, Hodson Levy, Mazur, Miller, Pfrommer, Rosenberg, Schiffler, Todd

OTHER MATTER(S)

1. **Discussion and Review:** of the report entitled Determination of Need Report – “Cardiff Center” Area: Block 1114, Lots 45-61; Block 1115, Lots 1-4.01; Block 1116, Lots 1-10; Block 1117, Lots 1-8; Block 2003, Lots 1-8; Block 2004, Lots 1-3; Block 2005, Lots 1-3, and 6; Block 2007, Lots 2-10; Block 2008, Lots 1-4; Block 2015, Lots 23-30; Block 2100, Lots 1 and 3; Block 2101, Lots 1-15; Block 2101, Lots 34-37; Block 2119, Lots 1-10; Block 2120, Lots 1 and 4; Block 2121, Lots 1-16; Block 2203, Lots 1, 4-11, 20-22, 24, 25, and 37; Block 2302, Lots 10, 10.01, 21 and 22; and Block 2304, Lots 1-2; 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 1114, Lots 45-61; Block 1115, Lots 1-4.01; Block 1116, Lots 1-10; Block 1117, Lots 1-8; Block 2003, Lots 1-8; Block 2004, Lots 1-3; Block 2005, Lots 1-3, and 6; Block 2007, Lots 2-10; Block 2008, Lots 1-4; Block 2015, Lots 23-30; Block 2100, Lots 1 and 3; Block 2101, Lots 1-15; Block 2101, Lots 34-37; Block 2119, Lots 1-10; Block 2120, Lots 1 and 4; Block 2121, Lots 1-16; Block 2203, Lots 1, 4-11, 20-22, 24, 25, and 37; Block 2302, Lots 10, 10.01, 21 and 22; and Block 2304, Lots 1-2; qualifies as a “Non-Condemnation 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, Hodson, Levy, Mazur, Miller, Pfrommer, Rosenberg, Schiffler, Todd**

Motion / to approve and memorialize a resolution finding that the Planning Board has determined that Block 1114, Lots 45-61; Block 1115, Lots 1-4.01; Block 1116, Lots 1-10; Block 1117, Lots 1-8; Block 2003, Lots 1-8; Block 2004, Lots 1-3; Block 2005, Lots 1-3, and 6; Block 2007, Lots 2-10; Block 2008, Lots 1-4; Block 2015, Lots 23-30; Block 2100, Lots 1 and 3; Block 2101, Lots 1-15; Block 2101, Lots 34-37; Block 2119, Lots 1-10; Block 2120, Lots 1 and 4; Block 2121, Lots 1-16; Block 2203, Lots 1, 4-11, 20-22, 24, 25, and 37; Block 2302, Lots 10, 10.01, 21 and 22; and Block 2304, Lots 1-2 are 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 properties should be determine to be a “Non-Condemnation Redevelopment Area” pursuant to N.J.S.A. 40A:12A-5. **Vote: Aponte, Eykyn, Garth, Hodson, Levy, Mazur, Miller, Pfrommer, Rosenberg, Schiffler, Todd**

EXTENTION OF TIME:

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| <p>1. <u>SPPF 08-15</u>
 Egg Harbor Family 2 Urban Renewal, LLC.
 Applicant seeking first (1st) one-year extension of time as permitted under N.J.S.A. 40:55D-52.</p> | <p>Extension of Time
 1029/1.01 and p/o of lot 1
 Fire Rd., Doughty Road and Atlantic City Expressway</p> |
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Motion / to grant first (1st) one-year extension as permitted under N.J.S.A. 40:55D-52. **Vote: Aponte, Eykyn, Garth, Hodson, Levy, Mazur, Miller, Pfrommer, Rosenberg, Schiffler, Todd**

PUBLIC HEARING(S):

- | | |
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| <p>1. <u>SD 05-18/SPPF 09-18</u>
 English Creek Equities, LLC
 “Royal Farms”
 Zone: HB, sewer/water, applicant’s site parcels are lots 100, 102-107 in block 1702, which have frontage on English Creek Ave., Girard Ave., and the Black Horse Pike. Lots 102-107 contain the former “Flatstone Tavern and Grill” and lot 101 contains the existing TD Bank. The applicant is proposing to construct a 5,376 sq. ft. “Royal Farms” convenience store with outdoor seating, gas station containing four (4) fuel pump islands.</p> | <p>Minor Subdivision
 Prel./Final Major Site Plan
 1702/100, 102-107
 6501 Black Horse Pike
 Waiver of Time – Not granted</p> |
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Applicant proposes to consolidate lots 102-107 to create proposed lot 102 with a lot area of 224,439 sq. ft. The applicant is also proposing to create a 12,129 sq. ft. access easement through lot 100 (existing TD Bank) which results in a total lot area of 113, 534 sq. ft. for lot 100. Access to the site will be located along English Cree Avenue through the proposed access easement (Girard Ave.) and along the Black Horse Pike. Other improvements include signage, stormwater, landscaping and 75 off street parking spaces which include four (4) 8’ x 40’ oversized vehicle spaces. Pinelands

Checklist Waiver (Minor Subdivision):

1. **Item #16: copy of any existing and/or proposed protective covenants or deed restrictions**

Checklist Waiver (Major Site Plan):

1. **Item #16: Copy of any existing and/or proposed protective covenants or deed restrictions**
 2. **Item #36: Typical floor plans and building views/elevations**

Design Waiver(s):

1. **§94-14.B: Environmental Impact Statement**
 2. **§94-23.H: Lighting**
 3. **§94-37.C(5)(a): Shade trees**

Variance Relief:

1. **§225-55.M(7): Parking 10’ ft. from Building w/landscaped strip of 4’ ft. between sidewalk and building: Applicant proposing between 4’ f. and 6’ feet from parking area and no landscaped strip.**
 2. **§225-58.G: Directional signs: 4 sq. ft. proposed in lieu of 2 sq. ft. permitted**
 3. **§225-63.A(1): Building mounted sign: 6 proposed in lieu of 1 permitted**
 4. **§225-63.B(2): Freestanding sign area: 163 sq. ft. proposed in lieu of 91 sq. ft. permitted**

Motion / to grant requested checklist waivers (minor subdivision). **Vote: Aponte, Eykyn, Garth, Hodson, Levy, Mazur, Miller, Pfrommer, Rosenberg, Schiffler, Todd**

Motion / to grant requested checklist waivers (major site plan). **Vote: Aponte, Eykyn, Garth, Hodson, Levy, Mazur, Miller, Pfrommer, Rosenberg, Schiffler, Todd**

Motion / to grant requested design waivers. Vote: Aponte, Eykyn, Garth, Hodson, Levy, Mazur, Miller, Pfrommer, Rosenberg, Schiffler, Todd

Motion / to grant requested variance relief. Vote: Aponte, Eykyn, Garth, Hodson, Levy, Mazur, Miller, Pfrommer, Rosenberg, Schiffler, Todd

Motion / to grant conditional minor subdivision approval. Vote: Aponte, Eykyn, Garth, Hodson, Levy, Mazur, Miller, Pfrommer, Rosenberg, Schiffler, Todd

Motion / to grant conditional major site plan approval. Vote: Aponte, Eykyn, Garth, Hodson, Levy, Mazur, Miller, Pfrommer, Rosenberg, Schiffler, Todd

2. SPPF 10-18 **Prel./Final Major Site Plan**
Accredited Home Elevator Co. **605/10 & 11**
Zone: M-1, 7.82 acres, septic/water, applicant 2501 and 2505 Fire Road
Proposes to consolidate lots 10 and 11 in block 605, Waiver of Time – **Not Indicated**
Lot 10 contains an existing 17,746 sq. ft. warehouse of which 14,580 sq. ft. is warehouse area and 3,166 sq. ft. is office space. Applicant proposes to demolish the remains of two (2) buildings on lot 11 and construct a new 26,680 sq. ft. warehouse, of which 26,080 sq. ft. will be actual warehouse and 600 sq. ft. will be office space. The new warehouse will be connected to the existing warehouse by a breezeway. The two (2) buildings combined will be a total of 44,426 sq. ft. of which 40,660 sq. ft. will be warehouse and 3,766 sq. ft. will be office space. Other improvements will include an expanded paved parking area, infiltration basin, and both lots contain wetlands. CAFRA

Checklist Waiver(s):

- 1. Item #16: Location of all wetland areas and required wetland transitions areas or buffers**
- 2. Item #35: Typical floor plans and building views/elevations**

Design Waiver(s):

- 1. §94-22.D: Parking area landscaping**
- 2. §94-44: Stormwater quantity reductions**
- 3. §94-44: Groundwater recharge**

Variance Relief:

- 1. §225-63.B(7): Freestanding sign (setback): 17' ft. provided from the proposed R-O-W dedication to Atlantic County in lieu of the 25' ft. permitted**

Motion / to grant requested checklist waivers. Vote: Aponte, Eykyn, Garth, Hodson, Levy, Mazur, Miller, Pfrommer, Rosenberg, Schiffler, Todd

Motion / to grant requested design waivers. Vote: Aponte, Eykyn, Garth, Hodson, Levy, Mazur, Miller, Pfrommer, Rosenberg, Schiffler, Todd

Motion / to grant requested variance relief. Vote: Aponte, Eykyn, Garth, Hodson, Levy, Mazur, Miller, Pfrommer, Rosenberg, Schiffler, Todd

Motion / to grant conditional preliminary and final major site plan approval. Vote: Aponte, Eykyn, Garth, Hodson, Levy, Mazur, Miller, Pfrommer, Rosenberg, Schiffler, Todd

3. SPPF 07-09 Amended #II **Amend. Prel./Final Major Site Plan**
Egg Harbor Associates, LLC – “Oak Tree Plaza” **2118/1**
“Texas Road House Restaurant” Black Horse Pike, Old Egg Harbor and Fire Road
Zone: RCD, 34.4 acres, sewer/water, applicant is the owner/developer of Oak Tree Plaza. Applicant is seeking amended preliminary/final approval in order to replace an approved Applebee’s with a proposed 7,163 sq. ft. Texas Road House Restaurant. CAFRA
Waiver of Time --- **Not granted**

Checklist Waiver:

- 1. Item #17: Copy of any existing and/or proposed protective covenants, deed restrictions**

Design Waiver(s):

- 1. §94-22.D.1: Parking area landscaping (interior)**
- 2. §94-22.D.4: Parking area landscaping (paving)**

Variance Relief:

- 1. §225-55.E: There shall be a minimum parking buffer between the building and the parking lot of ten (10') feet, with a minimum of four (4) feet for sidewalk and five (5') feet for landscaping
- 2. §225-55.M(7): Limits the maximum number of building-mounted signs per building to one (1) and is proposing (2) building mounted signs.
- 3. §225-56.A(36): Parking based on gross leasable area: 1,125 spaces proposed; 1,159 spaces required.
- 4. §225-63.(1): Building mounted signs: 2 signs proposed, 1 sign permitted

Motion / to grant requested checklist waivers. Vote: Aponte, Eykyn, Garth, Hodson, Levy, Mazur, Miller, Pfrommer, Rosenberg, Schiffler, Todd

Motion / to grant requested design waivers. Vote: Aponte, Eykyn, Garth, Hodson, Levy, Mazur, Miller, Pfrommer, Rosenberg, Schiffler, Todd

Motion / to grant requested variance relief. Vote: Aponte, Eykyn, Garth, Hodson, Levy, Mazur, Miller, Pfrommer, Rosenberg, Schiffler, Todd

Motion / to grant conditional preliminary and final major site plan approval. Vote: Aponte, Eykyn, Garth, Hodson, Levy, Mazur, Miller, Pfrommer, Rosenberg, Schiffler, Todd

SUMMARY MATTER(S):

- 1. Discussions of matters pertaining to the Board:

SECTION I

- A. Discussion/Review: of 2019 Recreation and Open Space Inventory and Letter of Support for grant application for Green Acres Program.

Motion / to approve 2019 Recreation and Open Space Inventory and forward letter of support for grant application for Green Acres Program. Vote: Aponte, Eykyn, Garth, Hodson, Levy, Mazur, Miller, Pfrommer, Rosenberg, Schiffler, Todd

SECTION II:

- A. General public discussion:

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

Motion / to approval January 14, 2019 and February 11, 2019 meeting minutes. Vote: Aponte, Eykyn, Garth, Hodson, Mazur, Miller, Pfrommer, Rosenberg, Schiffler, Todd

The next regular meeting of the Planning Board is scheduled for **Monday, April 15, 2019, 5:00 p.m., prevailing time.**

Vote: Aponte, Eykyn, Garth, Hodson, Levy, Mazur, Miller, Pfrommer, Rosenberg, Schiffler, Todd

Motion / to adjourn at P.M. Vote: Aponte, Eykyn, Garth, Hodson, Levy, Mazur, Miller, Pfrommer, Rosenberg, Schiffler, Todd

Theresa Wilbert, Secretary