



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

**PLANNING BOARD AGENDA**  
**REGULAR MEETING**

April 15, 2019, 5:00 P.M. (prevailing time)

Final Edition: 04-08-19

**2019 Regular Meeting Dates**

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	Stephen Mazur, Alt. #II
Charles Eykyn	Peter Miller, Township Administrator
James Garth, Sr.	Deputy Mayor Laura Pfrommer
Mayor Paul Hodson	Paul Rosenberg, 2 <sup>nd</sup> Vice-Chairman
Robert Levy	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

**EXTENTION OF TIME:**

<b>1. <u>SPPF 08-15</u></b>	<b>Extension of Time</b>
<b>Egg Harbor Family 2 Urban Renewal, LLC.</b>	<b>1029/1.01 and p/o of lot 1</b>
Applicant seeking first (1 <sup>st</sup> ) one-year extension of time as permitted under N.J.S.A. 40:55D-52.	Fire Rd., Doughty Road and Atlantic City Expressway

**Motion / to grant first (1<sup>st</sup>) 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):**

<b>1. <u>SPPF 02-19</u></b>	<b>Preliminary/Final Major Site Plan</b>
<b>Atlantic Properties, LLC</b>	<b>901/12</b>
Zone: M-1, 6.6 acres, well/septic, applicant	1315 Doughty Road
Seeks to remove existing 2 story dwelling on property used for as an office. The applicant proposes to construct a 6,020 sq. ft. building to be used as office/warehouse space (1,680 sq. ft. office area, 4,340 sq. ft. of maintenance area for equipment. There will be equipment and materials stored on site in the rear of the lot and there will be 18 paved parking spaces along with 11 ruck parking spaces on a stone lot area. Stormwater management and landscaping area proposed with curbing and sidewalk along Doughty Road. CAFRA	Waiver of Time – <b>Not Indicated</b>

**Checklist Waiver(s):**

<b>1. Item #3:</b>	<b>Key map</b>
<b>2. Item #15:</b>	<b>Site characteristics map</b>
<b>3. Item #17:</b>	<b>Copy of existing/proposed protective covenants/deed restrictions</b>

- 4. **Item #21:** **Fiscal impact report**
- 5. **Item #30:** **Location of existing/proposed well and septic systems**

**Design Waiver(s):**

- 1. **§94-11:** **Curbing** – applicant is required to have curbing around all paved parking areas within project site. The applicant is not proposing to have curbing within site.

**Variance Relief:**

- 1. **§225-14C:** **Fence Height:** Applicant permitted six (6) feet if fence is located more than 25’ ft. from the R-O-W. Applicant is proposing eight (8) feet and is located more than 25’ ft. from the R-O-W.

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

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

**Motion / to grant requested design waiver(s).** 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 requested conditional preliminary and final major site plan approval.** Vote: Aponte, Eykyn, Garth, Hodson, Levy, Mazur, Miller, Pfrommer, Rosenberg, Schiffler, Todd

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|---|---|
| <ul style="list-style-type: none"> <li>2. <b><u>SPPF 56-79 Amended</u></b><br/> <b>Spencer Gifts, LLC</b><br/>           Zone: RCD, 7.62 acres, water/sewer, applicant<br/>           Is requesting a 9,022 sq. ft. two (2) story addition to the existing 47,200 sq. ft. office building. Applicant is also proposing a reconfiguration of parking from 370 spaces to 409 spaces. CAFRA</li> </ul> | <b>Amended Prel./Final Major Site Plan</b><br><b>2112/4 &amp; 5</b><br>6826 Black Horse Pike<br>Waiver of Time – <b>Not Granted</b> |
|---|---|

**Checklist Waiver(s):**

- 1. **Item #10:** **Existing/proposed elevations/contours, at one (1) foot intervals extending 100’ ft. from the property lines**
- 2. **Item #14:** **Lighting and signage plan**
- 3. **Item #16:** **Location of wetlands area and transition areas**
- 4. **Item #17:** **Copy of existing and/or proposed covenants, deed restrictions**
- 5. **Item #18:** **Storm water management**
- 6. **Item #23(a):** **Location of existing utility structures and within 200’ ft. of the property boundaries**
- 7. **Item #24:** **Profiles of all proposed streets**
- 8. **Item #28:** **Areas in which construction is prohibited due to stream corridors and/or steep slopes**
- 9. **Item #30:** **Location of existing wells and septic**
- 10. **Item #31:** **Natural resource inventory**

**Variance Relief:**

- 1. **§225-7:** **Impervious Coverage:** **73.1% proposed; 73.6% existing; 70% required**
- 2. **§225-12:** **Rear Yard Setback (accessory):** **23.7 ft. proposed; 50’ ft. required**
- 3. **§225-12:** **Rear Yard Parking Setback:** **8.9’ ft. proposed; 10’ ft. required**

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

**Motion / to grant requested checklist waiver(s).** 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 requested conditional amended preliminary and final major site plan approval.** Vote: Aponte, Eykyn, Garth, Hodson, Levy, Mazur, Miller, Pfrommer, Rosenberg, Schiffler, Todd

3. **SPPF 01-02 (Amended) III**  
**SPPF 25-02 (Amended) III**  
**Atlanticare**  
 Zone: PO-1 and HB, 28.17 ± acres, sewer/water, applicant  
 Is proposing a new sign package for existing Atlanticare Health Park. The site plans are amended specifically for signs. The applicant is seeking relief from the maximum size requirements for new wayfinding signs, sign area increase and update/replacement of new digital technology for monument sign located at corner of English Creek and Delilah Road, vehicular campus orientation signs placed at each entrance of internal roadway, pedestrian maps showing full campus will be placed outside each large building, and one freestanding beacon sign will be placed outside of each building to identify the building's number and main point of entry. Applicant also proposing two (2) additional lights to be placed on internal roadway system to improve driving and pedestrian visibility. Pinelands.
- Amended Prel./Final Major Site Plan**  
**Amended Prel./Final Major Site Plan**  
**1401/2.01-2.04 and 37**  
 2500, 2508, 2510 and 2512 English Creek Ave.  
 Waiver of Time – **Not Indicated**

**Checklist Waiver(s):**

1. **Item #2: Plan scale 1"=50'**
2. **Item #9: Certified survey with datum's in NAD 83 and NGVD 88**
3. **Item #15: Site characteristics map**

**Variance Relief:**

1. **§225-58G: Direction signage area: 2 sq. ft. permitted; 4.5 sq. ft. to 27.8 sq. ft. proposed**

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

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

**Motion / to grant requested "c" variance relief for sign package amending preliminary and final major site plan approval. Vote: Aponte, Eykyn, Garth, Hodson, Levy, Mazur, Miller, Pfrommer, Rosenberg, Schiffler, Todd**

**MEMORIALIZE RESOLUTIONS:**

1. **SD 05-18/SPPF 09-19**  
**English Creek Equities, LLC**  
**"Royal Farms"**  
**Minor Subdivision**  
**Prel./Final Major Site Plan**  
**1702/100, 102-107**  
 6501 Black Horse Pike  
**Motion / to memorialize resolution granting requested checklist waivers (minor subdivision & major site plan), design waivers, variance relief, conditional minor subdivision and conditional major site plan approval. Vote: Aponte, Eykyn, Hodson, Mazur, Miller, Pfrommer, Rosenberg, Schiffler, Todd**

2. **SPPF 10-18**  
**Accredited Home Elevator Co.**  
**Prel./Final Major Site Plan**  
**605/10 & 11**  
 2501 and 2505 Fire Road  
**Motion / to memorialize resolution granting requested checklist waivers, design waivers, variance relief. And conditional preliminary and final major site plan approval. Vote: Aponte, Eykyn, Hodson, Mazur, Miller, Pfrommer, Rosenberg, Schiffler, Todd**

3. **SPPF 07-09 Amended #II**  
**Egg Harbor Associates, LLC – "Oak Tree Plaza"**  
**"Texas Road House Restaurant"**  
**Amend. Prel./Final Major Site Plan**  
**2118/1**  
 Black Horse Pike, Old Egg Harbor and Fire Road  
**Motion / to memorialize resolution granting requested checklist waivers, design waivers, variance relief, and conditional preliminary and final major site plan approval. Vote: Aponte, Eykyn, Hodson, Mazur, Miller, Pfrommer, Rosenberg, Schiffler, Todd**

**SUMMARY MATTER(S):**

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

**SECTION I**

- A. **General public discussion:**

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

**Motion / to approval March 18, 2019, meeting minutes. Vote: Aponte, Eykyn, Hodson, Mazur, Miller, Pfrommer, Rosenberg, Schiffler, Todd**

The next regular meeting of the Planning Board is scheduled for **Monday, May 20, 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