



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

PLANNING BOARD AGENDA
REGULAR MEETING

June 17, 2019, 5:00 P.M. (prevailing time)

Final Edition: 06-10-19

2019 Regular Meeting Dates

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. #11
Peter Miller, Township Administrator
Deputy Mayor Laura Pfrommer
Paul Rosenberg, 2nd Vice-Chairman
Victoria Schiffler
Phil Todd, Alternate #1

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:

<p>1. <u>SDF 02-09</u> Droz dov, Sporkin & Lister, LLC Zone, RG-1, applicants received final major subdivision approval in May, 2012 for a nineteen (19) lot subdivision consisting of eighteen (18) lots for single family dwellings and one (1) stormwater basin lot. In June, 2016 applicant was granted three (3) one year extension(s) of time extending the period of protection for the aforementioned subdivision until June 30, 2019.</p>	<p>Extension of Time 5202/21 and 22 34 & 70 Chelsea Avenue's</p>
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Around June 30, 2016, the Permit Extension Act was amended to provide one (1) additional year of protection for "Superstorm Sandy-impacted counties" which includes Atlantic County. Therefore, the applicant is seeking the extended period of protection until June 30, 2020.

Motion / to grant extension of time pursuant to N.J.S.A. 40-55D-49(c) until June 30, 2020. **Vote:** Aponte, Eykyn, Garth, Hodson Levy, Mazur, Miller, Pfrommer, Rosenberg, Schiffler, Todd

MINOR SUBDIVISION:

<p>1. <u>SD 01-19</u> Keven and Laura Stetser Zone: RA, 27.4 acres, septic/well, applicant Is proposing to realign the lot lines of two (2) parcels. Each lot contains an existing single family dwelling, which will remain. The proposed subdivision is to realign the property line. Lot 10.03 is currently 5.5 acres and after realignment be 20.4 acres, lot 13 currently is 21.9 acres and after realignment will be 7.0 acres. CAFRA</p>	<p>Minor Subdivision 7702/10.03 and 13 197 Asbury Road and Welshire Drive Waiver of Time – Not Indicated</p>
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Checklist Waiver(s):

- 1. **Item #1:** Digital copy of plans
- 2. **Item #2:** Scale no less than 1" = 50' ft.
- 3. **Item #3:** Key map
- 4. **Item #5:** Existing topography extending 100' ft. from property lines
- 5. **Item #22:** Location of wells and septic systems

Motion / to grant requested checklist waiver(s). 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

PUBLIC HEARING(S):

- | | |
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| <ul style="list-style-type: none"> 1. SP 01-19
Tower North Development, LLC
Zone: ASO, 36.95 acres, site has frontage
Along Zion Road and is currently being used as an
Auto Service Facility, also known as "Flemmings's Junkyard" the Section of land for the proposed
telecommunications monopole is currently wooded. | Minor Site plan
7101/5
353 Zion Road
Waiver of time – Not Indicated |
|--|---|

Applicant proposes to develop a 150' ft. wireless telecommunications monopole on site. The applicant is also proposing a 12' ft. access drive to meet the existing gravel drive. The proposed AT&T equipment on a 20' X 14' Ft concrete pad, a 50' ft. x 50' ft. compound area surrounded by a chain-link fence, underground utility lines and a future carrier lease area also proposed. CAFRA

Checklist Waiver(s):

- 1. **Item #15:** Site characteristics map
- 2. **Item #18:** Stormwater management plan
- 3. **Item #23:** Landscaping plan

Design Waiver(s):

- 1. **§94-57[F](3):** Landscaping

Variance Relief:

- 1. **§225-42C(6): Landscape Buffer:** Landscape strip or buffer at a minimum of 25' ft. in width, shall be provided adjacent to each lot line. Applicant is not proposing any new landscaping, existing wooded area is to remain.

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 conditional minor 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. **General public discussion:**

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

Motion / to approve April 15, 2019, meeting minutes. Vote: Aponte, Eykyn, Hodson, Mazur, Miller, Pfrommer, Rosenberg, Schiffler, Todd

Motion / to approve May 20, 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, July 15, 2019, 5:00 p.m., prevailing time.**

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

Motion / **to adjourn at**
Pfrommer, Rosenberg, Schiffler, Todd

P.M. Vote: Aponte, Eykyn, Garth, Hodson Levy, Mazur, Miller,

Theresa Wilbert, Secretary