



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

**PLANNING BOARD AGENDA
REGULAR MEETING
July 15, 2019, 5:00 P.M. (prevailing time)**

Final Edition: 07-08-19

2019 Regular Meeting Dates
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. #11
Charles Eykyn	Peter Miller, Township Administrator
James Garth, Sr.	Deputy Mayor Laura Pfrommer
Mayor Paul Hodson	Paul Rosenberg, 2 nd Vice-Chairman
Robert Levy	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

AMENDED FINAL MAJOR SITE PLAN

1. SPPF 07-16 Amendment #11	Amended Prel./Final Major Site Plan
Egg Harbor Township Police Athletic League	1305/38
“Buddy’s Adventure Zone”	2542 Ridge Avenue
Zone RG-4, 4.7 acre site, sewer/water, applicant	Waiver of time – Not granted

received preliminary and final major site plan in October, 2017 with resolution being memorialized in November, 2017. This approval was for a 36,000 sq. ft. recreational and educational facility consisting of two (2) buildings one is a 14,440 sq. ft. S.T.E.M. facility and the other is a 21,600 sq. ft. athletic facility. Thereafter, the applicant returned to the Planning Board in September, 2018 to amend the preliminary/final approval to include a condition that upon completion of the proposed buildings the Police Athletic League will turn the complex over to Egg Harbor Township. Due to the concerns of the Pinelands Commission the applicant is returning to seek amended preliminary and final major site plan approval being specifically conditioned upon Pinelands Commission wording “that the parcel, including all improvements located thereon, be deeded to the Township prior to issuance of a certificate of occupancy for either of the proposed buildings.

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

PUBLIC HEARING(S):

1. SPPF 03-19	Preliminary/Final Major Site Plan
Monte de Sion Ministries, Inc.	1048/50
Zone: R-2, 4.23 acre site, septic/well, applicant	9 Stafford Avenue
proposes to demolish existing 2,633 sq. ft. one-story family dwelling and construct a 6,640 sq. ft. church with seating for 196 individuals. Applicant also proposes to construct a parking lot which will contain 49 spaces. Other improvements include stormwater, signage and landscaping. CAFRA	Waiver of Time – Granted

Checklist Waiver(s):

- 1. Item #20: Traffic report
- 2. Item #24: Profiles of all proposed streets etc.

Design Waiver(s):

- 1. §94-11.A: Curbs & Gutters
- 2. §94-14: Environmental Impact Statement

Variance Relief:

- 1. §225-55.F: Parking – Curbing
- 2. §225-55.I: Parking – Surfacing
- 3. §225-62.D: Church Signs in Residential Districts: 10’ ft. prop.; from street in lieu of 25’ ft. req.

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

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 Preliminary and Final Major Site Plan Approval. Vote: Aponte, Eykyn, Garth, Hodson Levy, Mazur, Miller, Pfrommer, Rosenberg, Schiffler, Todd

MEMORIALIZATION OF RESOLUTION(S):

- 1. **SDF 02-09** Extension of Time
 Drozdov, Sporkin & Lister, LLC 5202/21 and 22
 34 & 70 Chelsea Avenue’s

Motion / to memorialize resolution granting requested extension of time pursuant to N.J.S.A. 40-55D-49(c) until June 30, 2020. Vote: Aponte, Eykyn, Hodson, Mazur, Miller, Pfrommer, Schiffler

- 2. **SD 01-19** Minor Subdivision
 Keven and Laura Stetser 7702/10.03 and 13
 197 Asbury Road and Welshire Drive

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

- 3. **SP 01-19** Minor Site plan
 Tower North Development, LLC 7101/5
 353 Zion Road

Motion / to memorialize resolution granting requested checklist waiver(s), design waiver(s), variance relief and conditional minor site plan approval. Vote: Aponte, Eykyn, Hodson, Mazur, Miller, Pfrommer, Schiffler

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 June 17, 2019 meeting minutes. Vote: Aponte, Eykyn, Hodson, Mazur, Miller, Pfrommer, Schiffler

The next regular meeting of the Planning Board is scheduled for **Monday, August 19, 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

