



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

**PLANNING BOARD AGENDA  
REGULAR MEETING  
August 19, 2019, 5:00 P.M. (prevailing time)**

Final Edition: 08-12-19

**2019 Regular Meeting Dates**

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, Alt. #II

Stephen Mazur, Alt. #I  
Peter Miller, Township Administrator  
Deputy Mayor Laura Pfrommer  
Paul Rosenberg, 2<sup>nd</sup> Vice-Chairman  
Victoria Schiffler  
Phil Todd,

**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

**PUBLIC HEARING(S):**

1. **SP 06-18** **Minor Site Plan**  
**Chick-Fil-A** **1508/33**  
Zone: HB, 72,603 sq. ft. site, sewer/water, 6038 Black Horse Pike  
Applicant proposes to remove a portion of Waiver of Time – Not Indicated  
existing building (4,544 sq. ft.) and reduce parking from 77 spaces to 69 spaces in order to reconfigure the drive-thru to allow for two (2) lanes to accommodate 18 cars. The applicant through the remodeling process is also proposing to construct a 475 sq. ft. building addition, as well as, a meal delivery canopy and a face-to-face order canopy. Pinelands C/F: #1982-3794.004 dated: 6/28/19.

**Checklist Waiver(s):**

1. **Item #18:** **Stormwater Management Plan**

**Design Waiver(s):**

1. **§94-23(H):** **Lighting**

**Variance Relief:**

- 1. **§225-7:** **Front Yard Setback (Accessory Structure):**  
(face-to-face order canopy): 27.2 ft. prop.; 50' ft. req.
- 2. **§225-7:** **Side Yard Setback (Accessory Structure):**  
(meal delivery canopy): 13.9 ft. prop.; 20' ft. req.
- 3. **§225-7:** **Maximum Impervious Coverage:** 72.35% existing; 71.46% prop.; 70% permitted
- 4. **§225-12-A:** **Accessory Buildings-front yard:**  
(detached face-to-face canopy): 27.2 ft. prop.; 50' ft. req.
- 5. **§225-12-A:** **Accessory Buildings-side yard:**

- 6. §225-37( C): Area, Yard & Building Req. (Accessory Structure) (detached meal delivery canopy): 13.9' ft. prop.; 20' ft. req.
- 7. §225-37 ( C): Area, Yard & Building Req. (Accessory Structure) (meal delivery canopy): 13.9 ft. prop.; 20' ft. req
- 8. §225-37 ( C): Area, Yard & Building Req. (Accessory Structure): 72.35% exist.; 71.46% prop.; 70% permitted (face-to-face order canopy): 27.2 ft. prop.; 50' 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 requested conditional minor site plan approval: Vote: Aponte, Eykyn, Garth, Hodson, Levy, Mazur, Miller, Pfrommer, Rosenberg, Schiffler, Todd

<p>2. <b>SD 02-19 &amp; SPPF 25-02 (Amended)</b>  <b>AtlanticCare Health Services, LLC</b>          Zone: PO-1, 25.35 acre site, sewer/water, applicant          is proposing minor subdivision to building 1200, for financing          and conveyance purposes. The proposed subdivision does not change the existing site plan. Pinelands</p>	<p><b>Minor Sub./Amend. Prel./Final Site Plan          1401/2.01</b>          2500 English Creek Avenue          Waiver of Time – <b>Not Granted</b></p>
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**Checklist Waiver(s):**

- 1. Item #2: Scale 1" = 50'
- 2. Item #5: Topography 1' ft. intervals within property and extending 100' ft. from property line
- 3. Item #7: Name, address and signature of person preparing plan
- 4. Item #9: A survey of the property with datums in NAD 83 and NGVD 88.
- 5. Item #12: Name, location, dimensions (cartway/R.O.W widths) of all streets
- 6. Item #13: Sight triangles, radii of curblines, & street sign location marked at all intersections
- 7. Item #17: Soil boring information
- 8. Item #19: Connection to existing sewer/water or alternative means for services
- 9. Item #21: Location of temporary stakes
- 10. Item #22: Location of existing wells and septic systems

**Variance Relief:**

- |  |  |   |
|--|--|---|
| 1. §225-7:                             | Lot Area:                                      | 0.71 Ac. Prop.; 2.5 Ac. Req.  |
| 2. §225-7:                             | Front yard Setback:<br>(English Creek Avenue): | 2' ft. Prop.; 50' ft. Req.  |
| 4. §225-7:                             | Rear Yard Setback:                             | 2' ft. Prop.; 70' ft. Req.  |
| 5. §225-7:                             | Side Yard Setback:                             | 2' ft. Prop.; 50' ft. Req.  |
| 6. §225-7:                             | Max. Impervious Coverage:                      | 94.6% Prop.; 70% permitted  |
| 7. §225-13(f) &<br>N.J.S.A. 40:55D-35: | Bldg. Lot to Abut Street:                      | Prior to the issuance of a permit for the erection of any building, or structure, the permit applicant must demonstrate to the satisfaction of the construction official that the lot abuts a public street which meets the requirements of N.J.S.A. 40:55D-35. |

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

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

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

**3. SPPF 04-19 Preliminary/Final Major Site Plan**  
**Distinctive Car Toyz 2102/1-3, 5, 25 & 26**  
Zone: RCD, 2.04 acres, sewer/water, applicant 2800 Fire Road  
Is seeking approval for a 12,145 sq. ft. new/used car sales, service and customization facility. The first floor will consist of 10,400 sq. ft. consisting of a showroom, office area, and various spaces to support the service and customization functions. Also a 2<sup>nd</sup> floor consisting of 1,745 sq. ft. is proposed as an administrative area and a 14' x 60' segment of property located under a covered canopy will be utilized for bus repair. Additional site improvements include curb/sidewalk along Washington Avenue and Fire Road, landscaping, lighting, storm water management and signage. The side will developed in two (2) phases. Phase I will include building and all site improvements, as well as, 49 parking spaces. Phase II will include an additional 24 parking spaces at a later date for a total of 73 parking spaces. CAFRA

**Checklist Waiver(s):**

- 1. **Item #18: Storm water management plan**
- 2. **Item #19: Sewer and water report**

**Design Waiver(s):**

- 1. **§94-14B: Environmental impact statement**
- 2. **§94-22D: Parking Lot Area Landscaping**

**Variance Relief:**

- 1. **§225-7: Lot Area: 2.04 acres prop. (combined lot size for all lots); 3 acres req.**
- 2. **§225-7: Front Yard Setback (Fire Road): 76.5' ft. prop.; 80' ft. req.**
- 3. **§225-7: Minimum Rear Yard: 44.18' ft. prop.; 50' ft. req.**
- 4. **§225-55M(7): Parking Buffer: 10' ft. of separation between building and parking area. Minimum of four (4) feet for sidewalk and five (5) feet for landscaping. Applicant is proposing eight (8) feet from the principal building in multiple areas.**
- 5. **§225-63.B(2): Freestanding Sign (Area): 98 sq. ft. prop.; 56 sq. ft. permitted**

**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. SPPF 03-19 Preliminary/Final Major Site Plan**  
**Monte de Sion Ministries, Inc. 1048/50**  
9 Stafford Avenue

**Motion / to memorialize resolution granting requested checklist waiver(s), design waiver(s), variance relief and conditional preliminary/final major site plan approval. Vote:** Aponte, Eykyn, Garth, Hodson, 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 July 15, 2019 meeting minutes. Vote:** Aponte, Eykyn, Garth, Hodson, Miller, Pfrommer, Rosenberg, Schiffler, Todd

The next regular meeting of the Planning Board is scheduled for **Monday, September 16, 2019, 5:00 p.m., prevailing time.**

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

Theresa Wilbert, Secretary