



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

**PLANNING BOARD AGENDA**  
**RE-SCHEDULED REGULAR MEETING**  
February 10, 2020, 5:00 P.M. (prevailing time)

Final Edition: 02/03/20

**2020 Regular Meeting Dates**

3/16 4/20 5/18 6/15 7/20  
8/17 9/21 10/19 11/16 12/21

**Solicitor:** Christopher Brown, Esq.  
**Engineer:** James A. Mott, P.E., of Mott Associates  
**Planner:** Vincent Polistina, P.P., of Polistina and Associates

A RE-SCHEDULED 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, Alternate #II

Stephen Mazur, Alternate #I  
Peter Miller, Township Administrator  
Deputy Mayor, Laura Pfrommer  
Paul Rosenberg  
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

**EXTENSION OF TIME:**

1. **SDF 03-03** **Extension of Time**  
**KOA Golf, LLC** **4502/1**  
Applicant is the owner of Hidden Creek Golf club. The property **Asbury Road**  
previously received approvals to construct, establish and maintain a 39-lot luxury residential subdivision to be  
located around the existing Hidden Creek Golf Course and Clubhouse facility. The proposed development is  
located on approximately 750 acres of land at the terminus of Asbury Road

With this application to the Egg Harbor Township Planning Board, the applicant is seeking a three (3) one-year extensions of subdivision approval pursuant to N.J.S.A. 50:55d-52a; and an additional five (5) year extension period of zoning protection concerning this subdivision pursuant to the provisions of N.J.S.A. 40:55D-52b.

**Motion / to grant requested a three (3) one-year extensions of subdivision approval pursuant to N.J.S.A. 50:55d-52a; and an additional five (5) year extension period of zoning protection concerning this subdivision pursuant to the provisions of N.J.S.A. 40:55D-52b.** **Vote:** Aponte, Eykyn, Garth, Hodson, Levy, Mazur, Miller, Pfrommer, Rosenberg, Schiffler, Todd

**MINOR SUBDIVISION:**

1. **SD 03-19** **Minor Subdivision**  
**Rudy Lushina** **4102/49**  
Zone: RG-1, 4.86 acres, septic/well, applicant is proposing **5066 Tremont Avenue**  
to subdivide a one (1) parcel into two (2) lots. Proposed lot 49.01 **Waiver of Time -- Granted**

will be 3.29 acres in size and will contain a proposed detached single family dwelling unit. Proposed lot 49.02 will be 1.57 acres and will contain the existing detached single family dwelling unit. Pinelands c/f: #2019-0051.001, dated 6/3/19.

**Checklist Waiver:**

- 1. **Item #5:** Existing topography at one-foot intervals within subject property and extending 100' ft. from property lines.
- 2. **Item #13:** Site triangles
- 3. **Item #17:** Soil boring information
- 4. **Item 21:** The location of temporary stakes.

**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

**SITE PLAN(S):**

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| <ul style="list-style-type: none"> <li>1. <b>SPPF 07-19</b><br/><b>6735-6739 Washington Avenue, LLC.</b><br/><b>“American Demolition”</b><br/>Zone: M-1, 12.14 acres, sewer/water, applicant proposing to construct an office and warehouse for the American Demolition headquarters. A 1,440 sq. ft. office and a 25,000 sq. ft. storage building are proposed, as well as, an asphalt paved area with five (5) parking spaces proposed nearest Washington Avenue. The remainder of site is to be surfaced with recycled concrete and will contain an additional 21 parking spaces and areas for demolition equipment storage. Other improvements include a 6’ ft. high chain link security fencing around the site perimeter, stormwater management system, basin landscaping, lighting and a site identification sign.</li> </ul> | <p><b>Preliminary/Final Major Site Plan</b><br/><b>2101/2, 3, 35 and 37</b><br/><b>6735-6739 Washington Avenue</b><br/><b>Waiver of time – Not Granted</b></p> |
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**CHECKLIST WAIVER(S):**

- 1. **Item #9:** Certified survey (applicant is request a waiver to utilize the NGVD29 datum).
- 2. **Item #15:** Site characteristics map
- 3. **Item #35:** Typical floor plan and building views/elevations

**DESIGN WAIVER(S):**

- 1. **§94-11:** **Curbing:** Curbing shall be required for drainage purposes, safety, and delineation and protection of pavement edge. The applicant is not proposing any curbing within the project site where paving is proposed.

**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 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. **General public discussion:**

<b>Motion</b>	<b>/</b>	<b>to open public portion</b>
<b>Motion</b>	<b>/</b>	<b>to close public portion</b>

**Motion / to approve the January 13, 2020, Re-scheduled Regular and Re-organizational meeting minutes.** **Vote:** Aponte, Eykyn, Garth, Hodson, Miller, Pfrommer, Rosenberg, Schiffler, Todd

The next regular meeting of the Planning Board is for **Monday, March 16, 2020, 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

