



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

**PLANNING BOARD AGENDA
REGULAR MEETING
September 16, 2019, 5:00 P.M. (prevailing time)**

Final Edition: 09-12-19

2019 Regular Meeting Dates

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, 2nd 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):

- | | |
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| <p>1. SPM 42-85 (Amended)
McDonald's Corporation
Zone: HB, 49,252 sq. ft., sewer/water,
Applicant currently proposes to renovate the existing
4,990 sq. ft. McDonald's Fast Food Restaurant and Drive-Thru.
Renovations include refacing the exterior
façade of the McDonalds, construct an 86.5 sq. ft. addition to relocate the existing cash booth, proposing a new
32.8 sq. ft. building mounted sign, replace two (2) window signs, install two (2) new "reserved" drive-thru
parking signs, replace the existing concrete sidewalk to b ADA compliant, modify handicap accessible parking to
be ADA compliant, and partial renovations. The applicant is also proposing sidewalk along the site frontages
and to replace the playground/patio seating with landscaping. Pinelands c/f: #1985-0783.004 dated 8/13/19.</p> | <p>Preliminary/Final Major Site Plan
2015/23
6688 Black Horse Pike & Uibel Avenue
Waiver of time – Not Indicated</p> |
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Checklist Waiver(s):

- | | |
|--|---|
| <p>1. Item #10:
2. Item #17:
3. Item #18:
4. Item #19:
5. Item #20:
6. Item #22:
7. Item #23:
8. Item #24:
9. Item #28:
10. Item #30:
11. Item #31:
12. Item #36:
13. Item #37:</p> | <p>Lighting and signage plan
Existing or proposed protective covenants or deed restrictions
Storm water management plan
Sewer and water report
Traffic and water report
Modification report
Utility plan
Profiles of all proposed streets
Areas in which construction is prohibited due to stream corridors/steep slope
Location of existing wells and septic systems
Natural resource inventory
Method of solid waste disposal and storage including recycling efforts
Purpose of proposed easement of land</p> |
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Design Waiver(s):

- 1. §94-14(B): Environmental impact statement
- 2. § 94-37(c)5(a): Shade trees

Variance Relief:

- 1. §225-55D: **Driveway:** 15’ ft. wide driveway and 60 degree angle parking in lieu of an 18’ wide driveway
- 2. §225-56A(32): **Parking Req. (Quantity):** 54 spaces required 46 space proposed
- 3. §225-63B(8): **Changeable Message Sign:** Must be fixed to change every ten (10) seconds; proposing a changeable message sign to change more than once every ten (10) seconds.
- 4. §225-63B(10): **Directional Signage:** 2 sq. ft. permitted; 23.32 sq. ft. proposed
- 5. §225-56B(10)[b]: **Menu Board:** 2 menu Boards permitted; 4 menu Boards proposed

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 preliminary/final major site plan approval: **Vote:** Aponte, Eykyn, Garth, Hodson, Levy, Mazur, Miller, Pfrommer, Rosenberg, Schiffler, Todd

OTHER MATTER(S):

- 1. **Discussion:** Review Non-Condemnation Redevelopment Plan for: 125 Margate Boulevard (Block/Lot: 9701/8), 122 Margate Boulevard (Block/Lot: 9801/14) and 124 Margate Boulevard (Block/Lot: 9801/15)

Motion / to approve and memorialize the resolution accepting the Non-Condemnation Redevelopment Plan for 125 Margate Boulevard (Block/Lot: 9701/8), 122 Margate Boulevard (Block/Lot: 9801/14) and 124 Margate Boulevard (Block/Lot: 9801/15) and forwarding recommendation to Township Committee. **Vote:** Aponte, Eykyn, Garth, Hodson, Levy, Mazur, Miller, Pfrommer, Rosenberg, Schiffler, Todd

MEMORIALIZATION OF RESOLUTION(S):

- 1. **SP 06-18** **Minor Site Plan**
Chick-Fil-A **1508/33**
6038 Black Horse Pike
Waiver of Time – Not Indicated

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

- 2. **SD 02-19 & SPPF 25-02 (Amended)** **Minor Sub./Amend. Prel./Final Site Plan**
AtlanticCare Health Services, LLC **1401/2.01**
2500 English Creek Avenue
Waiver of Time – **Not Granted**

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

- 3. **SPPF 04-19** **Preliminary/Final Major Site Plan**
Distinctive Car Toyz **2102/1-3, 5, 25 & 26**

Motion / to grant requested checklist waiver(s), design waiver(s), variance relief and conditional Preliminary and Final Major Site Plan Approval. Vote: Aponte, Eykyn, Garth, Hodson, Miller, Pfrommer, Rosenberg, Schiffler, Todd

Discussions of matters pertaining to the Board:

SECTION I:

A. Egg Harbor Township Ordinance No. 23-19, an ordinance to amend the Code of the Township of Egg Harbor, Chapter 225, Section 225-5, Zoning Map (M-1 Zone).

Motion / to recommend Ordinance No. 23-19 to Township Committee for review and approval finding it meets the requirements and is consistent with the Egg Harbor Township Master Plan. Vote: Aponte, Eykyn, Garth, Hodson Levy, Mazur, Miller, Pfrommer, Rosenberg, Schiffler, Todd

B. Egg Harbor Township Ordinance No. 24-19, an ordinance to amend the Code of the Township of Egg Harbor, Chapter 225, entitled "Zoning"

Motion / to recommend Ordinance No. 24-19 to Township Committee for review and approval finding it meets the requirements and is consistent with the Egg Harbor Township Master Plan. Vote: Aponte, Eykyn, Garth, Hodson Levy, Mazur, Miller, Pfrommer, Rosenberg, Schiffler, Todd

C. General public discussion:

Motion / to open public portion

Motion / to close public portion

Motion / to approve August 19, 2019 meeting minutes. Vote: Aponte, Eykyn, Garth, Hodson Levy, Mazur, Miller, Pfrommer, Rosenberg, Schiffler, Todd

The next regular meeting of the Planning Board is scheduled for **Monday, October 21, 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