



**Township of Egg Harbor**  
**3515 Bargaintown Road, Egg Harbor Township, NJ 08234-8321**  
**PLANNING BOARD AGENDA REGULAR MEETING TO BE HELD AT THE**  
**EGG HARBOR TOWNSHIP MUNICIPAL BUILDING within the H. Robert Switzer**  
**Courtroom**

**3515 BARGAINTOWN ROAD, EGG HARBOR TOWNSHIP, NJ 08234**  
**Monday, July 15, 2024 at 5:00 P.M. (prevailing time)**

**Final Edition:** 7-08-2024

<b>Solicitor:</b> John Ridgway, Esq.	08/19	09/16
<b>Engineer:</b> Robert Watkins, P.E., of Mott Watkins Associates	10/21	11/18 12/16
<b>Planner:</b> Jen Heller, 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, COURTROOM MUNICIPAL BUILDING, 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:**

Manuel E. Aponte, Chairperson	Mayor, Laura Pfrommer
Charles Eykyn, 2 <sup>nd</sup> Vice-Chairperson	Riaz Rajput
James Galvin	Paul Rosenberg, Vice-Chairperson
Bobby Gupta, Alt. #11	Victoria Schiffler
Township Committeeman, Paul W. Hodson	Stephen Slusarski
	Marita Sullivan, Alt. #1

**ADMINISTRATIVE MATTER(S):**

**Motion / to adjourn to executive session** to discuss administrative/personnel matters/litigation matters pertaining to the Board, falling within the exception of the Sunshine Law. **VOTE:** Aponte, Eykyn, Galvin, Gupta, Hodson, Pfrommer, Rajput, Rosenberg, Schiffler, Slusarski, Sullivan

**Motion / to reconvene to the public meeting.** **VOTE:** Aponte, Eykyn, Galvin, Gupta, Hodson, Pfrommer, Rajput, Rosenberg, Schiffler, Slusarski, Sullivan

**PUBLIC HEARING(S):**

<p><b>1. PB2024-012</b>  <b>BANK OF AMERICA</b>          Zone: RCD          Cafra</p>	<p><b>Amend Prelim/Final Major Site Plan</b>          2112/ 3.01 &amp; 3.02 (F.K.A. lots 3-6)          6810 Black Horse Pike          Waiver of Time – <b>Not Granted</b></p>
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The applicant is proposing to amend the previously approved site plan to include a 4,851 sf Bank with drive-thru lane and a branding signage package for the Bank of America building on Lot 3.02. The new signage proposed includes freestanding signage, building mounted signage, canopy signage and directional signage.

**Checklist Waiver(s): None**

**Motion / to open public portion.** **VOTE:** Aponte, Eykyn, Galvin, Gupta, Hodson, Pfrommer, Rajput, Rosenberg, Schiffler, Slusarski, Sullivan

**Motion / to close public portion.** **VOTE:** Aponte, Eykyn, Galvin, Gupta, Hodson, Pfrommer, Rajput, Rosenberg, Schiffler, Slusarski, Sullivan

**Design Waiver(s): None Requested**

**Variance Relief:**

1. §225-58G: Traffic Directional Sign- Area (3) directional signs each 2.75 sf in area where 2 sf is permitted
2. §225-63A(1): Building Mounted Sign- Number (10) building mounted signs where (1) sign is permitted

- 3. §225-63A(5): **Building Mounted Sign Height from Topmost Structure- (0.59 ft) from topmost structure**
- 4. §225-63B(2): **Freestanding Signage – Area 49.86 sf where 40.80 sf is permitted**
- 5. §225-63B(9): **Freestanding Signage (Street Address Number)**

**Motion / granting amended preliminary and final major site plan approval with variances for PB2024-012; Block 2112 Lot 3.02 as submitted by Bank of America, LLC. VOTE:** Aponte, Eykyn, Galvin, Gupta, Hodson, Pfrommer, Rajput, Rosenberg, Schiffler, Slusarski, Sullivan

**MEMORIALIZATION OF RESOLUTION(S): NONE**

**SUMMARY MATTER(S):**

**a. General public discussion:**

**Motion / to open public portion. VOTE:** Aponte, Eykyn, Galvin, Gupta, Hodson, Pfrommer, Rajput, Rosenberg, Schiffler, Slusarski, Sullivan

**Motion / to close public portion. VOTE:** Aponte, Eykyn, Galvin, Gupta, Hodson, Pfrommer, Rajput, Rosenberg, Schiffler, Slusarski, Sullivan

- b. Discussion: Continued from June 17, 2024: Resolution No. 222 of 2024:** directing the Egg Harbor Township Planning Board to conduct a preliminary investigation to determine whether or not Block 2203 Lots 26 and 27 qualifies as a non-condemnation “Area in Need of Redevelopment” to be included as an amendment to the Cardiff Center Area Redevelopment Area pursuant to the New Jersey Local Redevelopment and Housing Law and commissioning Polistina & Associates to assist with such investigation.

**Motion / directing Polistina and Associates to conduct a preliminary investigation to determine whether or not Block 2203 Lots 26 and 27 qualifies as a non-condemnation “Area in Need of Redevelopment and to be included as an amendment to the Cardiff Center Area Redevelopment Area pursuant to the New Jersey Local Redevelopment and Housing Law. VOTE:** Aponte, Eykyn, Galvin, Gupta, Hodson, Pfrommer, Rajput, Rosenberg, Schiffler, Slusarski, Sullivan

**Motion / to approve regular meeting minutes of June 17, 2024. VOTE:** Aponte, Eykyn, Galvin, Gupta, Hodson, Pfrommer, Rosenberg, Schiffler and Slusarski

The next regular meeting of the Planning Board will be held on **Monday, August 19, 2024 at 5:00 p.m., prevailing time.**

**Motion / to adjourn at p.m. VOTE:** Aponte, Eykyn, Galvin, Gupta, Hodson, Pfrommer, Rajput, Rosenberg, Schiffler, Slusarski, Sullivan

Theresa Wilbert, Secretary