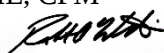


MEMORANDUM

October 12, 2023

TO: Planning Board
Egg Harbor Township

FROM: Bob Watkins PE, PP, CME, CFM
Mott Watkins Associates 
Planning Board Engineer

RE: SPPF 08-22 SD 04-22
SS Prop Co LLC / Spencer Gifts
MWA No. 2114.8

LOCATION: 6826 Black Horse Pike
Block 2112 / Lot(s) 3-6; Block 2114 / Lots(s) 5 & 6

STATUS: Final Major Site Plan – Compliance

USE: Office Building Addition (Block 2112, Lots 3-6)
Proposed Bank (Block 2112, Lot 3.01)
Proposed Retail (Block 2114, Lot 5)

JURISDICTIONAL AREA: CAFRA

The materials submitted and subject to review are as follows:

NO.	TITLE	PREPARED BY	DATE	REVISION
17 of 17	Site Plans	Dixon Associates Engineering, LLC	8/31/22	6/26/23
1 of 1	Landscaping Plan	L2Partridge, LLC	9/16/22	
1 of 1	Landscaping Plan	Dixon Associates Engineering, LLC / Andropogon Associates, LTD	9/16/22	7/10/23
3 of 3	Dubell Addition Architectural Plans & Elevation	Frederick Goglia	9/23/22	
1 of 1	Bank of America Architectural Plan & Elevations	The Dietz Partnership	10/25/22	
8 of 8	Architectural Floor Plans & Elevations	L2Partridge, LLC	9/14/22	10/28/22
6 of 6	Architectural Floor Plans & Elevations	L2P / Stantec Architecture, Inc.	9/14/22	6/20/23
1 of 1	Land Title Survey	Colliers Engineering & Design	3/1/22	
1 of 1	Topographic Survey	Colliers Engineering & Design	8/26/22	
1 of 1	Cross Access Easement Plan	Colliers Engineering & Design	5/11/23	
1 of 1	Cross Access Easement #2 Plan	Colliers Engineering & Design	5/18/23	
1 of 1	Sanitary Sewer Easement Plan	Colliers Engineering & Design	5/11/23	
1 of 1	Stormwater Easement Plan	Colliers Engineering & Design	5/11/23	
1 of 1	Utility Easement Plan	Colliers Engineering & Design	5/11/23	7/21/23
	Stormwater Easement Description	Colliers Engineering & Design	5/11/23	7/21/23
	Utility Easement Description	Colliers Engineering & Design	5/17/23	



	Traffic Report	Dixon Associates Engineering, LLC	8/31/22	
	Stormwater Facilities Maintenance Plan	Dixon Associates Engineering, LLC	8/31/22	4/20/23
	Stormwater Management Report	Dixon Associates Engineering, LLC	8/31/22	12/28/22
	Certification of Soil Erosion & Sediment Control Plan	Cape Atlantic Conservation District	5/11/23	
	D&R No. SPPF 23-00 / Amended	EHT Planning Board	9/21/15	
	D&R No. SPM 56-79 / Amended	EHT Planning Board	4/18/16	
	D&R No. SPPF 56-79 / Amended	EHT Planning Board	4/15/19	
	Signage Plan	L2Partridge, LLC		
	CAFRA Individual Permit	NJDEP	6/14/23	
	Septic Permit	Atlantic County Division of Public Health	6/7/23	
	Letter of No Interest	NJDOT	3/9/23	
	Utility Availability Letter	South Jersey Gas Company	10/12/22	
	Utility Availability Letter	Atlantic City Electric	10/12/22	
	Utility Availability Letter	New Jersey American Water	9/6/22	
	Site Photographs	Applicant	11/04/22	
	Cost Estimate	Dixon Associates Engineering, LLC	7/10/23	
2 of 2	Bank of America – Landscaping Plan	Stonefield Engineering & Design	7/20/23	
	Application Materials	Applicant	10/4/23	

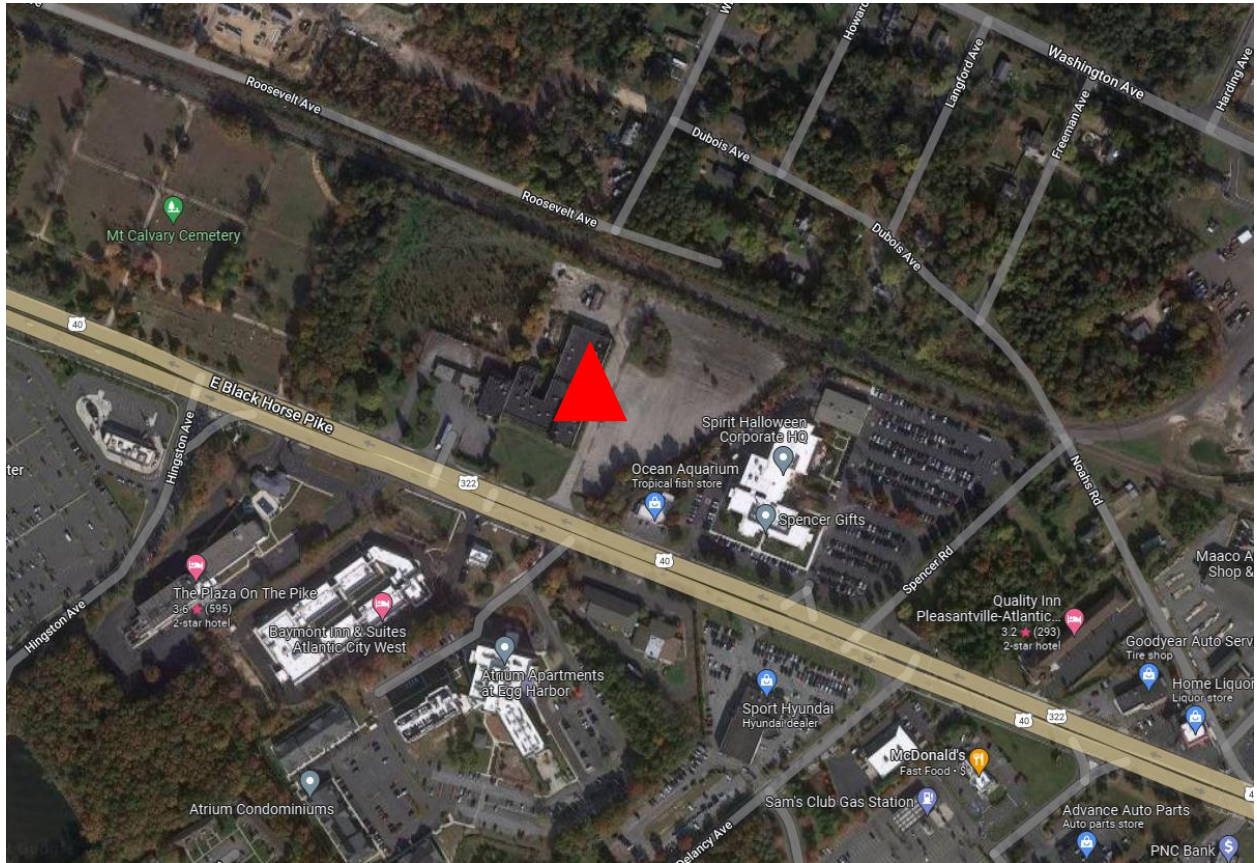
DESCRIPTION:

The applicant was granted Minor Subdivision approval on December 19, 2022, and in November, 2022, the applicant was granted Conditional Preliminary Major Site Plan approval. The applicant was then granted Major Site Plan approval on February 13, 2023, by EHT Planning Board to propose a 78,672 GFA addition to the existing Spencer's Gifts Headquarters building. Additionally, the applicant is proposing a 4,851 SF Bank with drive-thru lanes for Block 2112, Lot 3.01. Also, the applicant is proposing an employee picnic area on Lot 3, and an additional seventeen (18) parking spaces behind the existing Dubell Lumber Company Block 2114, Lot 5. A new parking lot of (427) parking spaces is proposed for the associated additional building. The property is located at 6826 Black Horse Pike, Block 2112, Lots 3-6; Block 2114, Lots 5&6. The existing property features the old Trocki Hebrew School and the Ocean Aquarium. Both building will be demolished, and all associated pavements will be removed as well. The total property is approximately 23.64 acres in size.

Additionally, the applicant is proposing solar panel canopies for the existing parking lot on the Eastern side of the property.

The project site will be serviced by public water and sewer.

LOCATION MAP:





ZONING REQUIREMENTS:

This property is located in the RCD (Regional Commercial Development) zoning district. The retailing of goods including the warehousing or storage of goods are a permitted principal use in this zone. The following is a review of the bulk requirements for the project:

Zoning Requirements for the RCD (Regional Commercial Development) Zoning District					
BLOCK 2112					
Standard	Required	Proposed Lot 3.01	Proposed Lots 3 & 6	Proposed Lots 4 & 5	Status
Use		Drive-in Bank	Office	Office	Conforming
Min. Lot Area	3 acres	1.50 acres ¹	12.84 acres	8.04 acres	Non-conforming ¹ Conforming Conforming
Min. Lot Width	300 ft	204 ft ¹	779.4 ft	547.01 ft	Non-conforming ¹ Conforming Conforming
Min. Building Setbacks					
Front (BHP)	80 ft	95 ft	112 ft	100 ft	Conforming
Rear	50 ft	158.08 ft	244 ft	69.1 ft	Conforming
Side	25 ft	35.7 ft	0 ft ¹	60.8 ft	Conforming Non-Conforming ¹ Conforming
Max. Build. Height	45 ft	20 ft	<i>i</i>	<i>i</i>	<i>i</i>
Max. Impervious Coverage	70 %	42 %	46.9 %	72.3 % ¹	Conforming Conforming Non-Conforming ¹
Min. Gross Floor Area	5,000 sf	4,851 sf ¹	190,830 sf	<i>i</i>	Non-Conforming ¹ Conforming <i>i</i>
Parking Setbacks					
Front	20 ft	>20 ft			
Rear	10 ft	>10 ft	<i>i</i>	<i>i</i>	<i>i</i>
Side	10 ft	>10 ft			
Parking Spaces (Office/Professional)	1 space / 400 sq. ft = 477 spaces			712 spaces	Conforming
Parking Spaces (Banks)	1 space / 250 sq. ft. = 20 spaces	27 spaces			Conforming

i = more information required; *- Variance required; ENC- Existing Non-conforming; ¹- Variances granted 2/13/2023

All other aspects of zoning must comply at the time of the issuance of building permits.



Zoning Requirements for the RCD (Regional Commercial Development) Zoning District			
BLOCK 2114 **			
Standard	Required	Proposed Lots 5 & 6	Status
Use		Retail	Conforming
Min. Lot Area	3 acres	1.25 ¹	Non-Conforming ¹
Min. Lot Width	300 ft	322 ft	Conforming
Min. Building Setbacks			
Front (BHP)	80 ft	19 ft ¹	ENC ¹
Rear	50 ft	>50 ft	Conforming
Side	25 ft	40.8 ft	Conforming
Max. Build. Height	45 ft	24.5 ft	Conforming
Max. Impervious Coverage	70 %	26.2 %	Conforming
Min. Gross Floor Area	5,000 sf	3,487 sf ¹	Non-Conforming ¹
Parking Setbacks			
Front	20 ft	16.2 ft ¹	Non-Conforming ¹
Rear	20 ft	5.5 ft ¹	Non-Conforming ¹
Side	10 ft	>10 ft*	Conforming
Parking Spaces (Retail)	1 space / 200 sq. ft. = 18 spaces	18 spaces	Conforming

i = more information required; *- Variance required; ENC- Existing Non-conforming; ¹- Variances granted 2/13/2023

All other aspects of zoning must comply at the time of the issuance of building permits.

COMPLETENESS REVIEW:

This application has been reviewed for completeness using the checklist for Minor Subdivisions (§198-12A) Major Site Plans (§198-15D) and Chapters 94 & 225 of the Township Code. The following application has been deemed complete.

VARIANCES:

All variances have been granted.

DESIGN WAIVERS:

All waivers have been granted.

REVIEW COMMENTS:

Site Plan Comments:

- 1) As a condition of approval, a revised landscaping plan shall be submitted for review. **Bank of America landscaping plans have been submitted dated 7/20/23 by Stonefield Engineering & Design. We defer further landscaping comments to the Board Planner.**

General Comments:



- 2) Approval from the Cape Atlantic Conservation District is required.
- 3) The applicant must comply with all other state, county and local agencies having jurisdiction over the project.

Should there be any questions regarding this report, please feel free to contact this office.