Township of Egg Harbor
3515 Bargaintown Road, Egg Harbor Township, NJ 08234
PLANNING BOARD
REGULAR MEETING AGENDA (rev 11.13.2026)
EGG HARBOR TOWNSHIP MUNICIPAL BUILDING within the
H. Robert Switzer Room
3515 BARGAINTOWN ROAD, EGG HARBOR TOWNSHIP, NJ 08234
Monday, November 16, 2026 at 5:00 P.M. (prevailing time)

2026 Meeting Dates

11/30 12/14*

**Special meeting if needed*

2026 Planning Board Professionals
Solicitor- John A. Ridgway, Esq.
Alternate Solicitor- Maley Givens P.C.
Engineer- Mott Watkins Associates, LLC
Planner- Polistina & Associates
Traffic Engineer-Remington & Vernick Engineers, Inc.

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.

Pursuant to Egg Harbor Township Code §6-5.1, public comment is subject to the established rules of procedure, including time limits, recognition by the Chairman, and standards of decorum. Comments shall be directed to the Planning Board Members.

Call to Order/Flag Salute/Statement of Compliance with the Sunshine Law

Roll Call:
Manuel E. Aponte, Class IV, Chairperson
Charles Eykyn, Class IV
James Galvin, Class IV
Bobby Gupta, Class IV
Township Committeeman, Paul W. Hodson, Class III
Carl Peterson, Class II
Mayor, Laura Pfrommer, Class I
Riaz Rajput, Class IV
Victoria Schiffler, Class IV
Doug Stroz, Alt I
Toni-Lynn Rispoli, Alt II

ADMINISTRATIVE MATTER(S):
Motion / to adjourn to executive session to discuss matters pertaining to the Board falling within the exception of the Sunshine Law.
VOTE: Aponte, Eykyn, Galvin, Hodson, Peterson, Pfrommer, Rajput, Schiffler, Gupta, Stroz, Rispoli

Motion / to reconvene to the public meeting.
VOTE: Aponte, Eykyn, Galvin, Hodson, Peterson, Pfrommer, Rajput, Schiffler, Gupta, Stroz, Rispoli

PUBLIC HEARING(S):

1. PB2026-012 Minor Subdivision
Shore Modular 1424/6
Zone: RG-4 34 Madison Avenue
Pinelands; Water/Sewer Waiver of Time- Not Indicated
Mott Watkins: 11.10.2026 Polistina: 11.10.2026

The applicant is seeking minor subdivision approval to subdivide one (1) lot into four (4) residential lots.

Checklist Waiver(s): §198-12

1. **Item #3: A Key Map (waiver requested)**
2. **Item #5: Existing Topography (waiver requested)**
3. **Item #14: Site Characteristic Map (waiver requested)**

Motion / granting requested checklist waivers for application PB2026-012 as submitted by Shore Modular , Block 1424 Lot 6; located at 34 Madison Avenue, EHT and deeming the application complete.

VOTE: Aponte, Eykyn, Galvin, Hodson, Peterson, Pfrommer, Rajput, Schiffler, Gupta, Stroz, Rispoli

Applicant Presentation and Testimony

Design Waivers:

1. **§94-36A: Lot Disturbance**

Variance Relief: None Requested

Motion / to open public portion
VOTE: Aponte, Eykyn, Galvin, Hodson, Peterson, Pfrommer, Rajput, Schiffler, Gupta, Stroz, Rispoli

Motion / to close public portion
VOTE: Aponte, Eykyn, Galvin, Hodson, Peterson, Pfrommer, Rajput, Schiffler, Gupta, Stroz, Rispoli

Motion / granting requested design waiver for application PB2026-012 as submitted by Shore Modular , Block 1424 Lot 6; located at 34 Madison Avenue, EHT.
VOTE: Aponte, Eykyn, Galvin, Hodson, Peterson, Pfrommer, Rajput, Schiffler, Gupta, Stroz, Rispoli

Motion / granting requested variances for application PB2026-012 as submitted by Shore Modular , Block 1424 Lot 6; located at 34 Madison Avenue, EHT.
VOTE: Aponte, Eykyn, Galvin, Hodson, Peterson, Pfrommer, Rajput, Schiffler, Gupta, Stroz, Rispoli

Motion / granting Minor Subdivision approval for application PB2026-012 as submitted by Shore Modular , Block 1424 Lot 6; located at 34 Madison Avenue, EHT.
VOTE: Aponte, Eykyn, Galvin, Hodson, Peterson, Pfrommer, Rajput, Schiffler, Gupta, Stroz, Rispoli

2. PB2026-013 Preliminary/Final Major Subdivision
Leigh at EHT, LLC (Timber Ridge) 1225/5&6 and 1305/7
Zone: HB 2520 Spruce Avenue
Pinelands; Water/Sewer Waiver of Time- Granted
Mott Watkins: 11.13.2026 Polistina: 11.12.2026
R&V: 11.11.2026

The applicant is seeking preliminary major subdivision approval to create 215 new lots. 209 -fee simple townhome lots; one lot for ten (10) COAH affordable units; and five (5) lots for opens space and basins.

Checklist Waiver(s): Preliminary Major Subdivision §198-13A

1. **Item #17: Site Characteristics Map (waiver requested)**
2. **Item #20: Existing a proposed Deed Restrictions (waiver requested)**
3. **Item #24 A Traffic Report containing calculation of the number of motor vehicles (partial waiver)**
4. **Item #26: Open Space/ Recreation Plan**
5. **Item #30: Common Open Space Map**
6. **Item #35: Locations of all monuments, corners and other points established**
7. **Item #39: Easement of Land**

Motion / approving the requested checklist waivers and deeming application PB2026-006 complete for Preliminary Approval as submitted by Leigh at EHT, LLC., Block 1225 Lots 5 & 6 and Block 1305 Lot 7; located at 2520 Spruce Avenue, EHT.
VOTE: Aponte, Eykyn, Galvin, Hodson, Peterson, Pfrommer, Rajput, Schiffler, Gupta, Stroz, Rispoli

Checklist Waiver(s): Final Major Subdivision §198-14A

1. **Item # 1: Final Plat Plan**
2. **Item # 2: Subdivision Plan**
3. **Item # 3: A Key Map**
4. **Item # 8: NJ Map Filing Law certifications**
5. **Item #10: Certification that the applicant is the agent or owner of land**
6. **Item #11: Certification of approval of the plat**
7. **Item #15: Copies of all other data no included in the submission of preliminary**
8. **Item #16: Plans and profiles of improvements and utility layouts**
9. **Item #17: Location of all monuments**
10. **Item #18: Executed and acknowledged easements**
11. **Item #19: All required utility easements shall be shown**
12. **Item #20: Cost Estimate/Performance Guaranty**

Motion / approving the requested checklist waivers and deeming application PB2026-006 complete for Final Approval as submitted by Leigh at EHT, LLC., Block 1225 Lots 5 & 6 and Block 1305 Lot 7; located at 2520 Spruce Avenue, EHT.
VOTE: Aponte, Eykyn, Galvin, Hodson, Peterson, Pfrommer, Rajput, Schiffler, Gupta, Stroz, Rispoli

Applicant Presentation and Testimony

Design Waivers:

1. **§94-14B: Environmental Impact Statement (waiver requested)**
2. **§94-28: Open Space and Recreation:**
3. **§94-36B: Lot Disturbance (waiver requested)**
4. **§94-44G(6)(d): 15ft Basin Perimeter Access**
5. **§94-44G(6)(e): Basin Maintenance Access**

Variance Relief:

1. **Timber Ridge Redevelopment Plan C(3)(b): Private Roadways**
2. **Timber Ridge Redevelopment Plan C(3)(c): Perimeter Buffer**
3. **Timber Ridge Redevelopment Plan C(3)(m): Maximum Impervious Coverage**
4. **Timber Ridge Redevelopment Plan F(4): Outdoor private living space**
5. **Timber Ridge Redevelopment Plan G(1): Parking Requirement for Residential**
6. **Timber Ridge Redevelopment Plan H(5): Recreational Amenities**
7. **§225-62G: Monument Sign- Setback: 5 feet from Road C and 11 feet from Road D is proposed; 25-feet is required**
8. **§225-62G: Monument Sign- Area: 90 square feet is proposed; 32 sq ft is permitted**

Motion / to open public portion
VOTE: Aponte, Eykyn, Galvin, Hodson, Peterson, Pfrommer, Rajput, Schiffler, Gupta, Stroz, Rispoli

Motion / to close public portion
VOTE: Aponte, Eykyn, Galvin, Hodson, Peterson, Pfrommer, Rajput, Schiffler, Gupta, Stroz, Rispoli

Motion / granting requested design waivers for application Leigh at EHT, LLC., Block 1225 Lots 5 & 6 and Block 1305 Lot 7; located at 2520 Spruce Avenue, EHT.
VOTE: Aponte, Eykyn, Galvin, Hodson, Peterson, Pfrommer, Rajput, Schiffler, Gupta, Stroz, Rispoli

Motion / granting variance relief approval for application Leigh at EHT, LLC., Block 1225 Lots 5 & 6 and Block 1305 Lot 7; located at 2520 Spruce Avenue, EHT.
VOTE: Aponte, Eykyn, Galvin, Hodson, Peterson, Pfrommer, Rajput, Schiffler, Gupta, Stroz, Rispoli

Motion / granting Preliminary Major Subdivision approval for application Leigh at EHT, LLC., Block 1225 Lots 5 & 6 and Block 1305 Lot 7; located at 2520 Spruce Avenue, EHT.
VOTE: Aponte, Eykyn, Galvin, Hodson, Peterson, Pfrommer, Rajput, Schiffler, Gupta, Stroz, Rispoli

Motion / granting Preliminary and Final Major Subdivision approval for application Leigh at EHT, LLC., Block 1225 Lots 5 & 6 and Block 1305 Lot 7; located at 2520 Spruce Avenue, EHT.
VOTE: Aponte, Eykyn, Galvin, Hodson, Peterson, Pfrommer, Rajput, Schiffler, Gupta, Stroz, Rispoli

MEMORIALIZATION OF RESOLUTION(S):

1. **PB2026-016 Amended Prelim/Final Major Site Plan**
   3133 Fire Road Investors, LLC 2303/10
   Zone: RCD 3133 Fire Road
   CAFRA; Water/Sewer Waiver of Time- Not Indicated

Motion / to approve a resolution memorializing the decisions of the EHT Planning Board for application PB2026-016 for Amended Preliminary and Final Major Site Plan approval for Block 2303 Lot 10 located at 3133 Fire Road, Egg Harbor Township.
VOTE: Aponte, Eykyn, Galvin, Hodson, Peterson, Pfrommer, Rajput, Schiffler, Stroz

SUMMARY MATTER(S):

A. Discussions of matters pertaining to the Board:

1. **General public discussion:**
   Motion / to open public portion
   VOTE: Aponte, Eykyn, Galvin, Hodson, Peterson, Pfrommer, Rajput, Schiffler, Gupta, Stroz, Rispoli

   Motion / to close public portion
   VOTE: Aponte, Eykyn, Galvin, Hodson, Peterson, Pfrommer, Rajput, Schiffler, Gupta, Stroz, Rispoli

2. **Motion / to approve the meeting minutes of October 19, 2026**
   VOTE: Aponte, Eykyn, Galvin, Hodson, Peterson, Pfrommer, Rajput, Schiffler, Stroz

The next (Special) meeting of the EHT Planning Board will be held on **Monday, November 30, 2026 at 5:00 p.m., prevailing time**. The next regular meeting of the EHT Planning Board will be held on **Monday, December 14, 2026 at 5:00 p.m., prevailing time**.

Motion / to adjourn at p.m.
VOTE: Aponte, Eykyn, Galvin, Hodson, Peterson, Pfrommer, Rajput, Schiffler, Gupta, Stroz, Rispoli