

AMENDED PRELIMINARY & FINAL SITE PLAN  
ROUTE 9 LITTLE EGG HARBOR LLC  
CHASE BANK  
Block 278, Lot 13.02  
Route 9  
Zone – General Business

Application No. 2017-004  
Related Resolution No. 2009-10

**RESOLUTION OF APPROVAL 2018-09  
PLANNING BOARD, TOWNSHIP OF LITTLE EGG HARBOR**

**WHEREAS**, an application has been made by Route 9 Little Egg Harbor LLC, for an amended preliminary and final site plan for Block 278, Lots 13.02, as set forth on the Tax Maps of the Township of Little Egg Harbor; and

**WHEREAS**, the Preliminary & Final Major Site Plan was prepared by Stantec Consulting Services Inc., revision dated February 13, 2018; an Architectural Elevation plan was prepared by Stantec, dated December 12, 2017; a Survey was prepared by Stantec, dated July 18, 2017; and architectural renderings were prepared by Stantec, dated December 12, 2017; and

**WHEREAS**, the Planning Board, after carefully considering the evidence presented by the applicant, and the report(s) from its professional staff, hereby makes the following findings of fact:

1. The applicant has a proprietary interest in the subject property.
2. The applicant has requested approval in accordance with the Ordinances of the Township of Little Egg Harbor.
3. The public hearing on the application was held on March 1, 2018, at which time the applicant was represented by Michael Peacock Esq.
4. The site in question is located in the Gateway Overlay of the General Business zone. The site is located on the northern side of Route 9, approximately 3000 feet east of Otis Bog Road.
5. The Board previously granted preliminary site plan approval to construct a 3,576 square foot bank on this separate pad site. The applicant now seeks approval to construct a 3,558 square foot Chase Bank, with associated site and infrastructure improvements.
6. The application complies with the bulk zoning requirements of the GB Zone, however, the applicant seeks additional relief for the following purposes:

Free-standing signs: 50ft to public street required; 30ft to public street proposed

Free-standing traffic control signs: 6ft height permitted; 7ft height proposed

Wall-mounted signs: 1 permitted; 5 proposed (previously granted/prior application)

Setback from property line/paved areas: 15ft required; 3ft to internal property line proposed

Setback from property line/paved areas: 15ft required; 14.5ft to lot 12 property line proposed

Landscape buffer required on east property line

Maximum average lighting level of 1.0 foot-candles

7. T&M Associates, the Board engineers, prepared a report to the Board February 20, 2018. Taylor Design Group, the Board landscape architects, prepared a report to the Board dated February 22, 2018. The West Tuckerton Volunteer Fire Company prepared a report to the Board dated February 24, 2018.

The Board hereby adopts the findings in the reports and incorporates them in this Resolution by reference.

8. The applicant presented the testimony of its engineer, Clifton Quay, PE, PP, regarding the engineering and planning requirements of the site. The sign variances requested are consistent with prior approvals at the site; the circulation isle is adequate for emergency vehicles, so long as the curb is lowered to 4 inches to allow fire trucks to drive over the same; parking bollards are mostly unnecessary due to the slow speed of parking vehicles. The lighting being proposed is consistent with the state-mandated lighting requirements for financial institutions set forth at NJSA 17:16A-10, but will be reduced to lower levels which will accomplish the needs of the applicant. The applicant's architect, Lee Justin Harris, testified as to the building façade and the wall signs to be utilized by the bank. Richard Dordas, the applicant's market director, testified as to the hours of operation, the adequacy and use of parking spaces, and the coordination of the bank's recycling with the Township Recycling Coordinator. The testimony elicited supported the applicant's contention that the proposed amended preliminary and final site plan is in keeping with the area and neighborhood and that the granting of the application would in no way be detrimental to the public good.

The Little Egg Harbor Township Planning Board concurs with these representations and so finds.

**WHEREAS**, the Planning Board has determined that the applicant should be granted the requested relief for the following reasons:

1. The proposed amended plan will pose no danger to the surrounding area.

2. The granting of the application will not have a substantial detriment to the public good and will not substantially impair the intent and purpose of the Zone Plan, Master Plan, and/or Zoning Ordinances of the Township of Little Egg Harbor.

3. The positive criteria outweigh the negative, if any.

4. There was no public comment at the hearing alleging any detriment to the public good.

5. The safety and well being of the immediate area will not be adversely affected by the proposed amended plan.

**NOW, THEREFORE, BE IT RESOLVED** by the Little Egg Harbor Township Planning Board that the application is hereby approved subject to the following conditions:

1. **These specific conditions noted herein are an integral part of the basis for which the approval is being granted and are intended to be inseparable from the right of enjoyment of this approval.**
2. **The applicant shall provide protective bollards along the sidewalk where parking is proposed adjacent to the front of the building (only).**
3. **The exterior lighting shall be installed to shield glare from reflecting onto adjacent streets, properties, residences and public areas.**
4. **The applicant shall reduce the site lighting levels at night to the greatest extent possible given safety and marketing concerns (4 foot-candles maximum average), to levels acceptable to the Board Engineer and the Board Landscape Architect.**
5. **The applicant shall limit deliveries and trash pick-up to daytime hours only.**
6. **The applicant shall comply with all conditions as contained in the aforementioned reports of the Board Engineer, the Board Landscape Architect and the West Tuckerton Volunteer Fire Company, and shall submit revised plans accordingly.**

*In addition, the following general conditions shall apply:*

1. The applicant must submit proof of payment of all currently due taxes to the Little Egg Harbor Township Planning Board.

2. The applicant must post all bonds and guaranties as required and recommended by this Board and said Planning Board engineer. Moreover, the Applicant must post all required engineering inspection fees.

**BE IT FURTHER RESOLVED** the applicant's request for preliminary and final approval of an amended site plan, pursuant to the terms and conditions as set forth more fully in the preamble of this Resolution, be and hereby are approved.

**BE IT FURTHER RESOLVED** that a copy of this Resolution be forwarded to the applicant, the Building Department, and the Township Clerk by the Planning Board secretary.

**BE IT FURTHER RESOLVED** that a notification of this favorable Resolution shall be published in an official newspaper of the Little Egg Harbor Township within ten (10) days of the adoption of this resolution.

  
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**KENNETH LANEY, Chair**

CERTIFICATION

I, **Robin Schilling**, Secretary of the Little Egg Harbor Township Planning Board, certify that the foregoing Resolution was duly adopted at a meeting held on April 5, 2018, memorializing the vote of the Little Egg Harbor Township Planning Board at a meeting previously held on March 1, 2018, a quorum being present and voting in the majority.

  
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**Robin Schilling, Board Secretary**