



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

AGENDA
ZONING BOARD OF ADJUSTMENT
Monday, December 7, 2009, 7:00 p.m. (prevailing time)

Final Edition: 11/20/09

2010 Re-organizational & Regular Meeting Date: **January 4, 2010**

Solicitor: George K. Miller, Jr., Esquire
Engineer: Matthew F. Doran, P.E.
Planner: Edward Walberg, P.P.
Zoning Officer: Patty Chatigny

A REGULAR MEETING OF THE ZONING 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 10:30 P.M.. MEETING SHALL ADJOURN AT 11:00 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:

John C. Amodeo, Alt. #1	John Haines, Class IV, Chairman
Joe Cafero, Class IV	Chrissy Martin, Alt. #III
Leonard Dagit, Jr., Class IV	Norma Lombardi, Class IV
Beth Epstein, Class IV	Laura Pfrommer, Alt. #II
Latha Gilliam, Class IV	Paul Savini, Class IV, Vice-Chairman

ADMINISTRATIVE MATTERS:

1. **MOTION / TO ADJOURN TO EXECUTIVE SESSION** to discuss administrative/personnel matters pertaining to the Board, falling within the exception of the Sunshine Law. **Vote:** Amodeo, Cafero, Dagit, Epstein, Gilliam, Lombardi, Martin, Pfrommer, Savini, Haines.

MOTION / RECONVENE THE PUBLIC MEETING. **Vote:** Amodeo, Cafero, Dagit, Epstein, Gilliam, Lombardi, Martin, Pfrommer, Savini, Haines.

PUBLIC HEARING(S):

1. <u>V 14-05 (Amended)</u>	“D” Variance Relief
<u>SPPF 22-05 (Amended)</u>	Preliminary/Final Major Site Plan
<u>Trocki Hotels</u>	2118/5 & 11
Zone: RCD, 13.7 acres, sewer/water, applicant received approval to covert an existing hotel into age restricted housing. Applicant is now proposing to amend the existing age restricted approval to allow for market rate housing. The market rate housing will consist of a 213 apartments of which 160 units are proposed with two (2) bedroom(s) and 53 units are proposed with one (1) bedroom. Applicant will provide, as required in P.L. 2009, c.82, that 20% of the proposed units will be affordable to low and moderate income households.	6812 Black Horse Pike Waiver of Time – Not Granted

Applicant proposes within the remaining portion of the building a 30 seat restaurant, a 116.5 sundry/retail shop a nine (9) hole pitch and putt golf course, swimming pool, conference rooms, accessory rooms, and other recreational amenities including a proposed tot-lot area. Applicant is also proposing a total of 337 parking spaces, which are existing. CAFRA.

Checklist Waiver(s) - "D" Variance:

1. Item #3: Architectural plans
2. Item #19: Photograph of site
3. Item #29: Setback of structures within 200' of site
4. Item #45: Stormwater management calculations

Checklist Waiver(s) - Site Plan:

1. Item # 1(b): Plans at a 11" x 17" size
2. Item #3: Key map at a scale of 1" = 300' showing all existing land uses within 2,000' ft.
3. Item #9: Survey datum based on NAD 83 and NGVD 88
4. Item #10: Existing and proposed elevations
5. Item #13: Landscaping plan
6. Item #14: Lighting and signage plan
7. Item #18: Storm water management plan
8. Item #21: Fiscal impact report
9. Item #27: Photograph of site from opposite side of the street
10. Item #35: Architectural plans with building views and elevations

Variance Relief:

1. "D" Variance: to allow for residential housing within the (RCD) Regional Commercial District
2. §225-56(A): number of parking spaces: 337 spaces proposed; 426 required

Motion / to grant requested checklist waiver(s): ("D" variance and preliminary and final major site plan). Vote: Amodeo, Cafero, Dagit, Epstein, Gilliam, Lombardi, Martin, Pfrommer, Savini, Haines

Motion / to grant Amended "D" Variance relief for the application known as V 14-05 block 2118 lot(s) 5 & 11 to allow for market rate housing versus age restricted housing originally approved within a commercial zoning district (RCD) Regional Commercial District. Vote: Amodeo, Cafero, Dagit, Epstein, Gilliam, Lombardi, Martin, Pfrommer, Savini, Haines

Motion / to grant requested "C" variance relief: §225-56(A): number of parking spaces: 337 spaces proposed; 426 required. Vote: Amodeo, Cafero, Dagit, Epstein, Gilliam, Lombardi, Martin, Pfrommer, Savini, Haines

Motion / to grant amended preliminary/final major site plan approval. Vote: Amodeo, Cafero, Dagit, Epstein, Gilliam, Lombardi, Martin, Pfrommer, Savini, Haines

SUMMARY MATTER(S):

1. Discussion of matters pertaining to the Board.

- a. **Video presentation:** *In the scope of your authority; preventing Public Officials Liability.*

The Re-organization and Regular meeting of the Egg Harbor Township Zoning Board is scheduled for **Monday, January 4, 2009, 7:00 p.m. prevailing time.**

MOTION / TO ADJOURN AT P.M.: VOTE: Amodeo, Cafero, Dagit, Epstein, Gilliam, Lombardi, Martin, Pfrommer, Savini, Haines

Theresa Wilbert, Secretary

