



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

AGENDA
ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
TO BE HELD AT THE
EGG HARBOR TOWNSHIP COMMUNITY CENTER
MULTI-PURPOSE ROOM
5045 ENGLISH CREEK AVENUE
EGG HARBOR TOWNSHIP, NJ 08234
Monday, August 3, 2020, 7:00 P.M. (prevailing time)

Final Edition: 07/21/20

2020 (Regular Meeting Dates):

9/7 (*cancelled) 10/5 11/2
12/2

* cancelled in observance of the Labor Day

Solicitor: Timothy P. Maguire, Esquire
Engineer: Matthew W. Doran, P.E.
Planner: Edward Walberg, P.P.

A REGULAR MEETING OF THE ZONING BOARD OF ADJUSTMENT OF EGG HARBOR TOWNSHIP TO BE HELD ON THE ABOVE DATE AND TIME, MULTI-PURPOSE ROOM AT THE EGG HARBOR TOWNSHIP COMMUNITY CENTER, EGG HARBOR TOWNSHIP, NEW JERSEY.

NO NEW BUSINESS WILL 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:

Beth Epstein, Class IV	Riaz Rajput, Class IV
Norma Lombardi, Class IV	Justin Riggs, Alt. #I
Vermell Macon, Class IV	Kristopher Stiteler, Alt. #II
Andrew Madsen, Class IV	Jorge Restrepo-Zuleta, Alt. #III
Chrissy Martin, Class IV	Paul Savini, Class IV

ADMINISTRATIVE MATTERS:

MOTION / TO ADJOURN TO EXECUTIVE SESSION to discuss administrative/personnel matters Pertaining to the Board, falling within the exception of the Sunshine Law. **Vote:** Epstein, Lombardi, Macon, Madsen, Martin, Rajput, Restrepo, Riggs, Stiteler, Savini

MOTION / RECONVENE THE PUBLIC MEETING. **Vote:** Epstein, Lombardi, Macon, Madsen, Martin, Rajput, Restrepo, Riggs, Stiteler, Savini

PUBLIC HEARING:

1. <u>V 02-20</u> Jerry Shockey Zone: RG-2, 1.48 acres, water/sewer, applicant Is requesting lot width setback variance for an existing Lot in order to construct a single-family dwelling.	"C" Variance Relief 3701/17 5106 Spruce Avenue Waiver of time – Not granted
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General Checklist Waiver(s):

1. Item #10: **Traffic impact report**
2. Item #11: **Letter of interpretation from the NJDEP indicating there are no freshwater or transition areas within the property**

"C" Variance Checklist Waiver(s):

1. Item #6: **Metes and bounds description of the parcel based on a current survey**

2. Item #7: Property line shown in degrees, minutes and seconds on Variance Plan
3. Item #29: Distances of existing structures from the existing property lines within 200' ft. of the property
4. Item #32: Location of existing wells and septic systems
5. Item #34: Plans of connections for sewer, water, gas and electric to the existing utility systems
6. Item #35: Location and description of monuments whether set or to be set shown on the variance plan

"C" Variance Relief:

1. §225-45(C) & §94-19 (F): Lot Width: 40' ft. existing; 50' ft. required

Motion / to open public portion

Motion / to close public portion

Motion / to grant requested General Checklist Waiver(s): Vote: Epstein, Lombardi, Macon, Madsen, Martin, Rajput, Restrepo, Riggs, Stiteler, Savini

Motion / to grant requested "C" Variance Checklist Waiver(s): Vote: Epstein, Lombardi, Macon, Madsen, Martin, Rajput, Restrepo, Riggs, Stiteler, Savini

Motion / to grant requested "C" Variance Relief: §225-45(C) & §94-19 (F): Lot Width: 40' ft. existing; 50' ft. required for the construction of a single-family dwelling on Block/Lot: Vote: Epstein, Lombardi, Macon, Madsen, Martin, Rajput, Restrepo, Riggs, Stiteler, Savini

2. **V 01-20** "D" Variance Relief
SPPF 05-20 Preliminary/Final Major Site Plan
McGowan Landscaping, LLC 2405/2

Zone: RG-2, 2.4 acres, septic/well, applicant is requesting a use variance to allow for the operation of a landscaping business in the RG-2 Zoning District where the use is not permitted. The applicant is also seeking use variance relief to allow for two (2) principal uses on the lot. The second principal use is a single-family dwelling unit. The applicant proposes to utilize the site mostly as it currently exist (site of the former Mauls Lumber Company) the only proposed construction will be a 484 sq. ft. office attached to the existing frame two-story frame dwelling, which will be rented as a residential use, separate from the landscaping business. Applicant is proposing a freestanding sign for the landscaping business, as well as, 26 vehicle parking spaces. Pinelands c/f: 2016-0007.001, dated 2/13/2020 (*Inconsistent*).

General Checklist Waiver(s):

1. Item #7: List of witnesses
2. Item #10: Traffic impact assessment
3. Item #11: Letter of Interpretation from the N.J.D.E.P. stating there are no freshwater wetlands or freshwater wetland transition area within the subject property.

"D" Variance Checklist Waiver(s):

1. Item #9: Zoning district contained in the title block
2. Item #19: Photograph of property take from the opposite side of street
3. Item #29: Distances of existing structures from property lines within 200' ft. of the site
4. Item #39: Plans, profiles and cross sections of all proposed new streets and/or access to proposed streets
5. Item #42(f-k) Natural resource Inventory information
6. Item #46: The purpose of any proposed easement of land reserved or dedicated to public or common use shall be designated and proposed use of sites other than residential shall be noted.

Site Plan Checklist Waiver(s):

1. Item #3: Key map
2. Item #10: Existing contours at one (1') foot intervals extending 100' ft. from the property
3. Item #11: Front yard setbacks, side yard setbacks and rear yard setbacks to all buildings
4. Item #13d: Sight easements shown on landscaping plan

5. Item #14: Mounting heights and lighting patterns of proposed lights shown on the lighting plan
6. Item #23: Utilities plan
7. Item #26: Truck turning movements shown on plans
8. Item #27: Photograph of site from the opposite side of the street.
9. Item #30: Location existing wells and septic systems
10. Item #31(f-k): Natural resource inventory information
11. Item #35: Architectural plans with typical floor plans and building views/elevations

“D” Variance Relief:

1. §225-45(A)8: Use variance to allow for a principal use (Landscaping Businesses) not permitted within the RG-2 Zoning District
2. §225-13(A): Use variance for allow for two (2) principal uses on one lot (single-family dwelling unit with attached office area for Landscaping Business and allowance for a Landscaping Business).

“C” Variance Relief:

1. §225-45 (C): Impervious Coverage: 35% permitted; 48.% existing
2. §225-45 (C): Front yard principal building setback: 25’ ft. required; 6’ ft. existing (Liberty Avenue) and 1.6’ ft. existing (Doyle Avenue)
3. §225-55(A): Drive entrances for commercial sites: 30’ ft. wide required; 15.8’ ft. existing for the landscape office
4. §225-55(I): Parking spaces and driveways are required to be paved in accordance with the Specifications in §94-46(B); the residential spaces are not proposed to be paved
5. §225-55(M)5: Parking spaces shall not have direct access to a street; one (1) parking space is proposed with direct access to Liberty Avenue
6. §225-55(M)7: Parking shall be located 10’ feet from a building with a 4 foot landscape strip between the sidewalk and building; Parking is proposed within 10’ feet of buildings without a 4’ foot landscape strip
7. §225-62: Freestanding sign not permitted; Free Standing sign 7’ ft. in height and 10 sq. ft. in area proposed

Design Waiver(s):

1. §94-5: Architectural floor plans and building views.
2. §94-9: Community impact statement
3. §94-11: curbing and concrete gutters – concrete gutter waiver proposed for Spruce Avenue and Liberty Avenue. No curbing or gutter for either Doyle or Second Avenue(s)
4. §94-38: No sidewalk proposed for Doyle or Second Avenue(s)

Motion / to open public portion

Motion / to close public portion

Motion / to grant requested General Checklist Waiver(s): Vote: Epstein, Lombardi, Macon, Madsen, Martin, Rajput, Restrepo, Riggs, Stiteler, Savini

Motion / to grant requested “D” Checklist Waiver(s): Vote: Epstein, Lombardi, Macon, Madsen, Martin, Rajput, Restrepo, Riggs, Stiteler, Savini

Motion / to grant requested Preliminary/Final Major Site Plan Checklist Waiver(s): Vote: Epstein, Lombardi, Macon, Madsen, Martin, Rajput, Restrepo, Riggs, Stiteler, Savini

Motion / to grant requested Design Waiver(s): Vote: Epstein, Lombardi, Macon, Madsen, Martin, Rajput, Restrepo, Riggs, Stiteler, Savini

Motion / to grant requested “C” Variance Relief - §225-45 (C): Impervious Coverage: 35% permitted; 48.% existing, §225-45 (C): Front yard principal building setback: 25’ ft. required; 6’ ft. existing (Liberty Avenue) and 1.6’ ft. existing (Doyle Avenue), §225-55(A): Drive entrances for commercial sites: 30’ ft. wide required; 15.8’ ft. existing for the landscape office, §225-55(I): Parking

spaces and driveways are required to be paved in accordance with the Specifications in §94-46(B); the residential spaces are not proposed to be paved, §225-55(M)5: Parking spaces shall not have direct access to a street; one (1) parking space is proposed with direct access to Liberty Avenue, §225-55(M)7: Parking shall be located 10' feet from a building with a 4 foot landscape strip between the sidewalk and building; Parking is proposed within 10' feet of buildings without a 4' foot landscape strip, §225-62: Freestanding sign not permitted; Free Standing sign 7' ft. in height and 10 sq. ft. in area proposed. **Vote** Epstein, Lombardi, Macon, Madsen, Martin, Rajput, Restrepo, Riggs, Stiteler, Savini

Motion / to grant requested "D" Variance Relief: §225-45(A)8: Use variance to allow for a principal use (Landscaping Businesses) not permitted within the RG-2 Zoning District and §225-13(A): Use variance for allow for two (2) principal uses on one lot (single-family dwelling unit with attached office area for Landscaping Business and allowance for a Landscaping Business). **Vote:** Epstein, Lombardi, Macon, Madsen, Martin, Rajput, Restrepo, Riggs, Stiteler, Savini

Motion / to grant conditional preliminary and final major site plan approval. **Vote:** Epstein, Lombardi, Macon, Madsen, Martin, Rajput, Restrepo, Riggs, Stiteler, Savini

MEMORIALIZATION OF RESOLUTION(S):

1. <u>SPPF 03-20</u> Louis C. Rosso	Preliminary/Final Major Site Plan 1901/3 6509 Black Horse Pike
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Motion / to memorialize resolution granting requested Checklist Waiver(s), Design Waiver(s), "C" Variance Relief: §225-55(D): Width of Interior driveway: A minimum of 18' ft. is required with 45° parking, §225-55F: Parking Area Curb: The perimeter of the parking area is required to be curbed; the perimeter of the parking area is not proposed to be curbed, §225-63(A)1: Building Mounted Signs: one (1) is permitted; two (2) proposed (horse graphic is considered a sign), and conditional preliminary and final major site plan approval. Epstein, Lombardi, Macon, Martin, Rajput, Stiteler, Savini

SUMMARY MATTER(S):

Discussion of matters pertaining to the Board.

A. General public discussion: Motion / to open general public discussion
Motion / to close general public discussion

The next meeting of the Egg Harbor Township Zoning Board of Adjustment is scheduled for _____, prevailing time.

MOTION / TO ADJOURN AT P.M.: **Vote:** Epstein, Lombardi, Macon, Madsen, Martin, Rajput, Restrepo, Riggs, Stiteler, Savini

Theresa Wilbert, Secretary

