



# Township of Egg Harbor

AGENDA  
ZONING BOARD OF ADJUSTMENT  
REGULAR AND RE-ORGANIZATIONAL MEETING  
EGG HARBOR TOWNSHIP COMMUNITY CENTER  
5045 ENGLISH CREEK AVENUE  
MULTI-PURPOSE ROOM  
EGG HARBOR TOWNSHIP, NJ 08234  
Monday, February 1, 2021, 7:00 p.m., prevailing time

Final Edition: 1/26/21

**2021 (Regular Meeting Dates):**

3/1                      4/5                      5/3  
6/7                      7/5 (\*cancelled)      8/2  
9/6 (\*cancelled)      10/4                      11/1  
12/6

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

\* cancelled in observance Independence Day  
\* cancelled in observance of the Labor Day

A REGULAR MEETING OF THE ZONING BOARD OF ADJUSTMENT OF EGG HARBOR TOWNSHIP TO BE HELD ON THE ABOVE DATE AND TIME, TOWN HALL, 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, 2<sup>nd</sup> V-Chairperson  
Norma Lombardi, Class IV, V-Chairperson  
Vermell Macon, Class IV  
Andrew Madsen, Class IV  
Chrissy Martin, Class IV

Justin Riggs, IV  
Kristopher Stiteler, Alt. #1  
Jorge Restrepo-Zuleta, Alt. #II  
Paul Savini, Class IV, Chairperson

**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, Restrepo, Riggs, Stiteler, Savini

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

**PUBLIC HEARING(S):**

- |  |  |
|--|--|
| <p>1. <b><u>V 05-20</u></b><br/><b>Emmons &amp; Samaroo</b><br/>Zone: M-1, 1.03 acre site, septic/water, applicant<br/>Is seeking "D" and "C" variance relief for the expansion<br/>Of a non-conforming residential dwelling located in the M-1 Zone. The addition proposed will be a total of 936 sq. ft. The first floor will contain a bedroom and half bathroom (468 sq. ft.). The basement will also be (468 sq. ft.) but what is proposed for the basement is not indicated.<br/>CAFRA</p> | <p><b>"D" Variance Relief</b><br/><b>"C" Variance Relief</b><br/>703/14<br/>2533 Fire Road</p> |
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This application carried from the January 25, 2021 regular and re-organizational meeting. General Checklist Waivers, "D" Variance Checklist Waivers and Design waivers were approved. "D" variance and "C" variance relief must be addressed.

**Variance Relief:**

- |  |   |
|--|---|
| <p>1. <b>§225-40(A):</b></p> <p>2. <b>§225-7:</b></p> <p>3. <b>§225-7:</b></p> | <p><b>"D" variance to allow for the expansion of a non-conforming use (Single Family Residential) within the M-1 district.</b></p> <p><b>Minimum gross floor area: 2,184 sq. ft. prop., 5,000 sq. ft. required</b></p> <p><b>Principal bldg. front yard setback: 39.6 ft. prop., 50' ft. required</b></p> |
|--|---|

- 4. §225-7: Lot area: 1.03 acres existing, 2 acres required
- 5. §225-7: Front yard parking setback: 17' ft. prop., 20 ft. required

Motion / to grant requested "C" variance relief 225-7: Minimum gross floor area: 2,184 sq. ft. prop., 5,000 sq. ft. required, §225-7: Principal bldg. front yard setback: 39.6 ft. prop., 50' ft. required, §225-7: Lot area: 1.03 acres existing, 2 acres required, §225-7: Front yard parking setback: 17' ft. prop., 20 ft. required. Vote: Epstein, Lombardi, Macon, Madsen, Martin, Restrepo, Riggs, Stiteler, Savini

Motion / to grant requested "D" variance to allow for the expansion of a non-conforming use (Single Family Residential) within the M-1 district for a 936 sq. ft. addition. Vote: Epstein, Lombardi, Macon, Madsen, Martin, Restrepo, Riggs, Stiteler, Savini

- 2. **V 06-20** "C" Variance Relief  
**Ron Dilks** 9501/25  
 Zone: R-6, 7,343 sq. ft., water/sewer, applicant 12 Sunset Boulevard  
 is requesting a front yard setback variance, side yard setback, Waiver of Time—**Not Indicated**  
 and aggregate side yard setback variance for a proposed single-family dwelling. CAFRA

**General Checklist Waiver(s):**

- 1. **Item #7:** List of witnesses
- 2. **Item #10:** Traffic impact assessment
- 3. **Item #11:** Letter of interpretation from the NJDEP stating there are no freshwater wetlands or freshwater wetland transition area within the subject property

**"C" Variance Checklist Waiver(s):**

- 1. **Item #9:** Zoning district contained in the title block
- 2. **Item #14:** Certified list of property owners within 200' feet of the site shown on the plan
- 3. **Item #29:** A 200 foot line drawn on the plans showing the setbacks to existing structures and setbacks
- 4. **Item #45(f,g,l,j&k):** Natural resource inventory information

**Variance Relief:**

- 1. §225-7: Front yard principal building setback: Front entrance attached garage 26' ft. proposed, 35' ft. required
- 2. §225-7: Side yard principal building setback: Westerly side: 2.9' ft. prop.; 5' ft. req. Easterly side: 3.6' ft. prop.; 5' ft. req.
- 3. §225-7: Aggregate side yard principal building setback: -0.7' ft. prop.; 15' ft. req.

Motion / to open public portion

Motion / to close public portion

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

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

Motion / to grant requested "C" variance relief §225-7: Front yard principal building setback: Front entrance attached garage - 26' ft. proposed, 35' ft. required, §225-7: Side yard principal building setback: Westerly side: 2.9' ft. prop.; 5' ft. req., Easterly side: 3.6' ft. prop.; 5' ft. req. and §225-7: Aggregate side yard principal building setback: -0.7' ft. prop.; 15' ft. req. for the construction of a single-family detached dwelling on block 9501 lot 25 – 12 Sunset Boulevard. Vote: Epstein, Lombardi, Macon, Madsen, Martin, Restrepo, Riggs, 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 **Monday, March 1, 2021, 7:00 p.m.**, prevailing time.

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

Theresa Wilbert, Secretary