



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, January 25, 2021, 7:00 p.m., prevailing time

Final Edition: 01/19/21

2021 (Regular Meeting Dates):

2/1 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 AND RE-ORGANIZATIONAL 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
Norma Lombardi, Class IV
Vermell Macon, Class IV
Andrew Madsen, Class IV
Chrissy Martin, Class IV
Justin Riggs, IV
Kristopher Stiteler, Alt. #I
Jorge Restrepo-Zuleta, Alt. #II
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, Restrepo, Riggs, Stiteler, Savini

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

RE-ORGANIZATION:

1. Motion / to nominate and appoint _____ as **Chairperson** for the Zoning Board. Vote: Epstein, Lombardi, Macon, Madsen, Martin, Restrepo, Riggs, Stiteler, Savini
2. Motion / to nominate and appoint _____ as **Vice-Chairperson** for the Zoning Board. Vote: Epstein, Lombardi, Macon, Madsen, Martin, Restrepo Riggs, Stiteler, Savini
3. Motion / to nominate and appoint _____ as **2nd Vice-Chairperson** for the Zoning Board. Vote: Epstein, Lombardi, Macon, Madsen, Martin, Restrepo, Riggs, Stiteler, Savini
4. Motion / to nominate and appoint _____ as **Secretary** to the Zoning Board. Vote: Epstein, Lombardi, Macon, Madsen, Martin, Restrepo, Riggs, Stiteler, Savini
5. Motion / to nominate and appoint _____ as **Solicitor** for the Zoning Board. Vote: Epstein, Lombardi, Macon, Madsen, Martin, Restrepo, Riggs, Stiteler, Savini
6. Motion / to nominate and appoint _____ as **Planner** for the Zoning Board. Vote: Epstein, Lombardi, Macon, Madsen, Martin, Restrepo, Riggs, Stiteler, Savini

7. Motion / to nominate and appoint _____ as **Alternate Planner** for the Zoning Board. Vote: Epstein, Lombardi, Macon, Madsen, Martin, Restrepo, Riggs, Stiteler, Savini
9. Motion / to nominate and appoint _____ as **2nd Alternate Planner** for the Zoning Board. Vote: Epstein, Lombardi, Macon, Madsen, Martin, Restrepo, Riggs, Stiteler, Savini
10. Motion / to nominate and appoint _____ as **Engineer** for the Zoning Board. Vote: Epstein, Lombardi, Macon, Madsen, Martin, Restrepo, Riggs, Stiteler, Savini
11. Motion / to nominate and appoint _____ as **Alternate Engineer** for the Zoning Board. Vote: Epstein, Lombardi, Macon, Madsen, Martin, Restrepo, Riggs, Stiteler, Savini
12. Motion / to nominate and appoint _____ as **2nd Alternate Engineer** for the Zoning Board. Vote: Epstein, Lombardi, Macon, Madsen, Martin, Restrepo, Riggs, Stiteler, Savini
13. Motion / to adopt a resolution setting the **Time and Days for Special and Regular Meetings** for the Zoning Board. Vote: Epstein, Lombardi, Macon, Madsen, Martin, Restrepo, Riggs, Stiteler, Savini
14. Motion / to adopt a resolution designating the Official Newspapers for the Zoning Board as **The Press of Atlantic City, The Mainland Journal and The Courier Post**. Vote: Epstein, Lombardi, Macon, Madsen, Martin, Restrepo, Riggs, Stiteler, Savini

PUBLIC HEARING(S):

- | | |
|---|--|
| <ol style="list-style-type: none"> 1. <u>V 05-20</u>
Emmons & Samaroo
Zone: M-1, 1.03 acre site, septic/water, applicant
Is seeking "D" and "C" variance relief for the expansion
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.
CAFRA | <p>"D" Variance Relief
"C" Variance Relief
703/14
2533 Fire Road</p> |
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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**

"D" Variance Checklist Waiver(s):

1. **Item #12: North arrow reference meridian**
2. **Item #45: Design calculations**

Variance Relief:

- | | |
|---|--|
| <ol style="list-style-type: none"> 1. §225-40(A): 2. §225-7: 3. §225-7: 4. §225-7: 5. §225-7: | <p>"D" variance to allow for the expansion of a non-conforming use (Single Family Residential) within the M-1 district.</p> <p>Minimum gross floor area: 2,184 sq. ft. prop., 5,000 sq. ft. required</p> <p>Principal bldg. front yard setback: 39.6 ft. prop., 50' ft. required</p> <p>Lot area: 1.03 acres existing, 2 acres required</p> <p>Front yard parking setback: 17' ft. prop., 20 ft. required</p> |
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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 "D" Variance Checklist Waiver(s): Vote: Epstein, Lombardi, Macon, Madsen, Martin, Restrepo, Riggs, Stiteler, Savini

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

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, February 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

