

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.

“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

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 “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

<p>2. SPPF 03-20 Louis C. Rosso Zone: HB, 2.3 ± acres, water/sewer, Applicant is proposing to demolish an existing building and construct a 5,090 sq. ft. building for used automobile sales and a public garage. The applicant is also proposing (2) accessory structures totaling 529 sq. ft. to remain on site. The applicant is proposing display spaces for 41 automobiles and 15 customer and employee parking spaces. The sites current use is for automobile sales. Pineland c/f: 1992-0947.001, dated 12/23/2019.</p>	<p>Preliminary/Final Major Site Plan 1901/3 6509 Black Horse Pike Waiver – Not Indicated</p>
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Checklist Waiver(s):

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| <ol style="list-style-type: none"> 1. Item #3: 2. Item #10: 3. Item #21: 4. Item #30: 5. Item §198-15(E) | <p>Key map
 Contours at one foot intervals extending 100' ft. from the property
 Fiscal impact report
 Location of existing wells and septic systems
 Egg Harbor Township Municipal Utilities Authority Approval</p> |
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Design Waiver(s):

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| <ol style="list-style-type: none"> 1. §94-5(A)3: 2. §94-8(H): 3. §94-9: 4. §94-14 5. §94-22(A)10: 6. §94-22(C)2: 7. §94-22(D)1: 8. §94-22(E): 9. §94-23 (E): 10. §94-37(C)5(a): 11. §94-39: 12. §94-44(C)1(E)14(j): 13. §94-55: 14. 15. | <p>Providing perspective views of the facility
 Providing a 10' ft. side yard buffer on the east property line
 Providing a community impact statement
 Providing an Environmental impact statement
 Providing an irrigation system for the landscaping
 Providing required site yard buffer landscaping
 Planting one (1) shade tree for every ten (10) parking spaces
 Providing required basin landscaping for the bio-retention basins
 Providing light standards 25' ft. high when 18.67' ft. is permitted
 Providing street trees along the Black Horse Pike
 Providing a sight easement at the driveway
 Providing a minimum pipe size of 12" diameter versus 15" diameter
 Connecting to public water
 Providing a designated loading space
 Utilizing 8" x 16' vehicle inventory parking spaces</p> |
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Variance Relief:

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| <ol style="list-style-type: none"> 1. §225-55(D): 2. §225-55F: 3. §225-55(M)7: 4. §225-63(A)1: 5. §225-63(A)2: | <p>Width of Interior driveway: A minimum of 18' ft. is required with 45° parking
 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
 Parking Standards: A four foot wide landscaped strip is required to be provided in the ten (10) foot area between the parking and the building; No landscape strip is provided.
 Building Mounted Signs: one (1) is permitted; two (2) proposed (horse Graphic is considered a sign)
 Building Mounted Sign Area: 64 sq. ft. is permitted for the total building mounted sign; 69 sq. ft. is proposed.</p> |
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Motion / to open public portion.

Motion / to close public portion.

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

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

Motion / to grant requested "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 bed curbed; the perimeter of the parking area is not proposed to be curbed, §225-55(M)7: Parking Standards: A four foot wide landscaped strip is required to be provided in the ten (10) foot area between the parking and the building; No landscape strip is provided, §225-63(A)1: Building Mounted Signs: one (1) is permitted; two (2) proposed (horse graphic is considered a sign), §225-63(A)2: Building Mounted Sign Area: 64 sq. ft. is permitted for the total building mounted sign; 69 sq. ft. is proposed. Vote: Epstein, Lombardi, Macon, Madsen, Martin, Rajput, Restrepo, Riggs, Stiteler, Savini

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

MEMORIALIZATION OF RESOLUTION(S):

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| 1. <u>V 05-19 & SPPF 08-19</u>
IR Foundation, LLC | "D" Variance Relief
Prel./Final Major Site plan
1045/15, 17, & 18
6818-6820 & 6824 Washington |
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Motion / to memorialize resolution granted requested general checklist waiver(s) #1-#3, "D" Variance Checklist Waiver(s) #1 & #3, Major Site Plan Checklist Waiver(s) #1-#6, & #9, §225-40(A): Use Variance ("D"): to allow for a cemetery in the M-1 Light Industrial District, §225-40(C): Minimum gross floor area: 1,456 Sq. ft. proposed; 5,000 sq. ft. required, §225-40(E): Buffer: 5' ft. proposed; 25' ft. required, §225-14.1: Fence Height: 6' high within 25' ft. of R-O-W line proposed; 4' high within 25' ft. of R-O-W permitted, §225-55(D): Drive Aisle Width: 18' ft. proposed for two-way traffic; 22' ft. is required for two-way traffic, §225-63(B)1: Freestanding sign height: 17.67' ft. proposed; 15' ft. is permitted, §225-63(B)2: Freestanding sign area: 90 sq. ft. proposed; 48.5 sq. ft. is permitted, §225-63(B)7: Sign setback: 1.5' ft. is proposed from the front property line (future right-of-way line of Washington Avenue); 25' ft. is required from any property line and conditional preliminary and final major site plan approval. Epstein, Lombardi, Macon, Madsen, Martin, Rajput, 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, August 3, 2020, 7:00 p.m.**, prevailing time.

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

Theresa Wilbert, Secretary

