



Township of Egg Harbor

AGENDA

ZONING BOARD OF ADJUSTMENT REGULAR MEETING

SPECIAL RESCHEDULED REGULAR MEETING

TO BE HELD AT THE

EGG HARBOR TOWNSHIP MUNICIPAL BUILDING –COURT ROOM

3515 BARGAINTOWN ROAD, EGG HARBOR TOWNSHIP, NJ 08234

Monday, July 26, 2021, 7:00 P.M. (prevailing time)

Final Edition: 7/21/21

2021 (Regular Meeting Dates):

8/2 9/6 (*cancelled) 10/4 11/1 12/6

* cancelled in observance of the Labor Day

Solicitor: Timothy P. Maguire, Esquire

Engineer: Matthew W. Doran, P.E.

Planner: Edward Walberg, P.P.

A SPECIAL RESCHEDULED 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 CHAIRPERSON 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, 2nd 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. #I

Jorge Restrepo, Alt. #II

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

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

OTHER MATTER(S):

1. Motion / to nominate and appoint _____ as **Chairperson** for the Zoning Board.
Vote: Epstein, Lombardi, Macon, Madsen, Martin, Restrepo, Riggs, Stiteler

PUBLIC HEARING(S):

1. **V 02-21** **Charles Long** **“D” Variance Relief**
Zone: HB, 56,618 sq. ft. parcel, sewer/water, applicant 2008/4
9 Lincoln Avenue
is seeking approval for a nonconforming use. The site present contains **Waiver of Time**—Not Granted various residential uses in a business zone and the applicant wishes to expand an existing garage on site for personal use. The existing garage is 396 sq. ft. and applicant is proposing a 1,116 sq. ft. addition. Pinelands.

General Checklist Waiver(s):

1. **Item #10:** Traffic report
2. **Item #11:** Letter of Interpretation from the N.J.D.E.P.

“D” Variance Checklist Waiver(s):

1. **Item #1:** Scale of plans no smaller than 1” equals 100’ ft.
2. **Item #2:** Sheet size either 15 x 21, 24 x 36 or 30 x 42.
3. **Item #9:** Title Block show applicant’s name and zoning district
4. **Item #14:** 200’ ft. Certified property owners list

5. **Item #19:** Photograph of site from across the street
6. **Item #29:** Setback of structures within 200' ft. of the site
7. **Item #42 (g-k):** Natural Resource Inventory
8. **Item #45:** Design Calculations (Storm Water)
9. **Item #47:** Any section for which a waiver has been requested

Variance Relief:

1. **§225-37(A):** "d" variance to allow for the expansion of the non-conforming residential use on the property (garage for personal use).

Motion / to grant requested general checklist waiver(s). Vote: Epstein, Lombardi, Macon, Madsen, Martin, Restrepo, Riggs, Stiteler.

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

Motion / to grant requested variance relief: §225-37(A): "d" variance to allow for the expansion of the non-conforming residential use on the property (block/lot: 2008/4) so as to add 1,116 sq. ft. of building area to an existing 396 sq. ft. garage (for personal use only). Vote: Epstein, Lombardi, Macon, Madsen, Martin, Restrepo, Riggs, Stiteler

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| <ol style="list-style-type: none"> 2. <u>V 01-21</u>
 Trocki Hotels, L.P. and
 I & S Associates, LLC
 Zone: R-5 Apartment, 15.39 acre site, sewer/water,
 Applicant is requesting use "d" variance relief to allow for the operation of a convalescent rehabilitation center within 350 beds in the R-5 Apartment Zoning District where the use is not permitted. This application proposes to change the use from an existing to hotel to the convalescent center. A waiver of site plan is also being requested. CAFRA | "D" Variance Relief
Waiver of Site Plan
4305/1-3
7095-7099 Black Horse Pike
Waiver of Time—Not Granted |
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General Checklist Waiver(s):

1. **Item #7:** List of witnesses
2. **Item #10:** Traffic impact assessment

"D" Variance Checklist Waiver(s):

1. **Item #6:** Metes and bounds description
2. **Item #9:** Zoning district contained in title block
3. **Item #16:** Graphic indication of side and rear yard setbacks for existing building and front (Black Horse Pike), side and rear yard setbacks for accessory structure
4. **Item #19:** Photograph of site from opposite side of the street
5. **Item #29:** Setback of structures within 200' ft. of the site
6. **Item #42 (g-k):** Natural Resource Inventory
7. **Item #45:** Design Calculations (Storm Water)
8. **Item #46:** Purpose of any proposed easement of land reserved or dedicated to public or common use shall be designated and the proposed use of sites other than residential shall be noted

Variance Relief:

1. **§225-34(A)1:** Use "d" variance to allow for a principal use (Convalescent Rehabilitation Center) not permitted within the zone.
2. **§225-12(A):** Accessory structure front yard setback – detached accessory buildings shall be located to the rear of the front building line of the principal building; detached garage located in front of the front line of the principal building.

Motion / to grant requested general checklist waiver(s). Vote: Epstein, Lombardi, Macon, Madsen, Martin, Restrepo, Riggs, Stiteler

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

Motion / to grant requested variance relief: §225-34(A)1: Use "d" variance to allow for a principal use (Convalescent Rehabilitation Center) not permitted within the zone and §225-12(A): Accessory structure front yard setback – detached accessory buildings shall be located to the rear of

the front building line of the principal building; detached garage located in front of the front line of the principal building. Vote: Epstein, Lombardi, Macon, Madsen, Martin, Restrepo, Riggs, Stiteler

Motion / to grant requested waiver of site plan application. Vote: Epstein, Lombardi, Macon, Madsen, Martin, Restrepo, Riggs, Stiteler

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 2, 2021, 7:00 p.m.**, prevailing time.

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

Theresa Wilbert, Secretary

