



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, June 29, 2020, 7:00 P.M. (prevailing time)

Final Edition: 06/17/20

2019 (Regular Meeting Dates):

7/27(?) 8/3 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

Norma Lombardi, Class IV

Vermell Macon, Class IV

Andrew Madsen, Class IV

Chrissy Martin, Class IV

Riaz Rajput, Class IV

Justin Riggs, Alt. #I

Kristopher Stiteler, Alt. #II

Jorge Restrepo-Zuleta, Alt. #III

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

OTHER MATTER(S):

1. V 04-17/SP 02-18

Ryan Grockenberger and Jenna Salani

Applicant received approval in December

2018 for the operation of a contractors

“D” Variance Relief

Minor Site Plan

6505/1, 2, & 3

4035 Ocean Heights Avenue

office and contractors workshop, in addition to the residential use, within the R-3 zoning district. Other improvements include landscaping, lighting, curb and sidewalk, drainage and signage. The resolution of approval was subsequently memorialized in January of 2019. After closer review the resolution does not reference variance relief granted from Section 225-55(1) to not pave parking spaces in accordance with Section 94-436B, though the relief was granted. Applicant is seeking amended memorialization of the resolution. CAFRA

Motion / to grant amended approval to the memorialized resolution granting requested General Requirement – Checklist Waiver(s), “D” variance – Checklist Waiver(s), Minor Site Plan – Checklist

Waiver(s), requested “D” variance – Use Variance relief to allow for principal uses (commercial uses) not permitted within the zone, requested “D” variance – Use Variance relief to allow for multiple uses on the lot, requested “C” variance relief, and conditional minor site plan approval. Vote: Epstein, Lombardi, Macon, Madsen, Rajput, Riggs

PUBLIC HEARING:

1. **V 05-19 & SPPF 08-19**
IR Foundation, LLC

Applicant is seeking approval to construct a cemetery with 4001 gravesites in four (4) phases, with a 1,456 sq. ft. office and maintenance building and seven (7) parking spaces. CAFRA

“D” Variance Relief
Prel./Final Major Site plan
1045/15, 17, & 18
6818-6820 & 6824 Washington
Waiver of time – **Granted**

General Checklist Waiver(s):

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

“D” Variance Checklist Waiver(s):

1. **Item #16:** Graphic indication of setbacks shown on the plandf
2. **Item #19:** Photography of the property taken from the opposite side of the street
3. **Item #29:** A 200’ ft. line drawn on the plans showing structures with their existing setback dimensions

Major Site Plan Checklist Waiver(s):

1. **Item #10:** Existing contours at one (1’) foot intervals extending 100’ ft. from the property
2. **Item #11:** Proposed front yard setbacks, side yard setbacks and rear yard setbacks to all proposed buildings
3. **Item #15:** Site characteristics map showing trees over 16” dbh and any historic, cultural or archaeological significant structures or resources
4. **Item #16:** The location of wetlands or transition areas shown on the plan or a letter from the NJDEP indicating the site does not require a wetlands delineation
5. **Item #19:** Sewer and water report
6. **Item #23:** Utilities Plan
7. **Item #26:** Truck turning movements show on the plans
8. **Item #27:** Photograph of site from the opposite side of the street
9. **§198-15(E):** Egg Harbor township Municipal Utilities Authority Approval

Variance Relief:

1. **§225-40(A):** Use Variance (“D”): to allow for a cemetery in the M-1 Light Industrial District
2. **§225-40(C):** Minimum gross floor area: 1,456 Sq. ft. proposed; 5,000 sq. ft. required
3. **§225-40(E):** Buffer: 5’ ft. proposed; 25’ ft. required
4. **§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
5. **§225-55(D):** Drive Aisle Width: 18’ ft. proposed for two-way traffic; 22’ ft. is required for two-way traffic
6. **§225-63(B)1:** Freestanding sign height: 17.67’ ft. proposed; 15’ ft. is permitted
7. **§225-63(B)2:** Freestanding sign area: 90 sq. ft. proposed; 48.5 sq. ft. is permitted
8. **§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

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

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

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

Motion / to grant requested Use Variance (“D”) Relief: to allow for a cemetery in the M-1 Light Industrial District. Epstein, Lombardi, Macon, Madsen, Martin, Rajput, Restrepo, Riggs, Stiteler, Savini

Motion / to grant requested Use Variance (“D”) Relief: to allow for a cemetery in the M-1 Light

Industrial District. Epstein, Lombardi, Macon, Madsen, Martin, Rajput, Restrepo, Riggs, Stiteler, Savini

Motion / to grant requested “C” Variance Relief: (§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. 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

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

Discussion: Change meeting date Monday, July 27, 2020, 7:00 p.m., prevailing time

The next meeting of the Egg Harbor Township Zoning Board of Adjustment is scheduled for Monday, July 27, 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

