



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, March 1, 2021, 7:00 p.m., prevailing time

Final Edition: 02/19/21

2021 (Regular Meeting Dates):

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, 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-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):

- V 03-20**
Nancy & Willard Beall and The Atlantic County Society for the Prevention of Cruelty to Animals ("SPCA") Inc.
Zone: R-2, 39,250 sq. ft. parcel, septic/well, applicant
is requesting a use variance to allow for the operation of an animal clinic in the R-2 zoning district where the use is not permitted. The applicant is also seeking bulk variance relief for the existing non-conforming accessory structure within the front yard setback and a waiver of site plan approval is being requested. The applicant is also proposing seven (7) vehicle parking spaces.

**"D" Variance Relief
Waiver of Site Plan
6901/18
334 Steelmanville Road
Waiver of time – **Not Granted****

General Checklist Waiver(s):

- Item #7:** List of witnesses
- Item #10:** Traffic impact assessment
- 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 #9: Zoning district contained in the title block
- 2. Item #19: Photograph of property taken from the opposite side of the street
- 3. Item #42 (g-k): Natural resource inventory information
- 3. Item #45: Design Calculations
- 4. Item #46: The purpose of any proposed easement of land reserved or dedicated to public or common use shall be designated and the proposed use of the sites other than residential shall be noted.

Variance Relief:

- 1. §225-30(A)1: Use Variance to allow for a principal use (Animal Clinic) 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; existing detached garage located in front of the front line of the principal building.
- 3. §225-55(C): 10’ ft. minimum separation is required from the parking area to the building; An 8’ ft. separation between the building and parking area is proposed.
- 4. §225-55 (I): Parking spaces and driveways are required to be paved as indicated in §94-46(B); the parking spaces are not proposed to be paved.
- 5. §225-55(M)7: Parking shall be located 10’ ft. from a building with a 4’ ft. landscape strip between the sidewalk and building; Parking is proposed within 10’ ft. of building without 4’ ft. landscape strip.

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 “D” variance relief §225-30(A)1: Use Variance to allow for a principal use (Animal Clinic) not permitted within the zone. Vote: Epstein, Lombardi, Macon, Madsen, Martin, Restrepo, Riggs, Stiteler, Savini

Motion / to grant requested “C” variance relief: §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; existing detached garage located in front of the front line of the principal building, §225-55(C): 10’ ft. minimum separation is required from the parking area to the building; an 8’ ft. separation between the building and parking area is proposed, §225-55 (I): Parking spaces and driveways are required to be paved as indicated in §94-46(B); the parking spaces are not proposed to be paved, §225-55(M)7: Parking shall be located 10’ ft. from a building with a 4’ ft. landscape strip between the sidewalk and building; Parking is proposed within 10’ ft. of building without 4’ ft. landscape strip. Vote: Epstein, Lombardi, Macon, Madsen, Martin, Restrepo, Riggs, Stiteler, Savini

Motion / to grant requested site plan waiver - §225-25 – submission of a site plan. Vote: Epstein, Lombardi, Macon, Madsen, Martin, Restrepo, Riggs, Stiteler, Savini

MEMORIALIZATION OF RESOLUTION(S):

- 1. V 05-20
Emmons & Samaroo

“D” Variance Relief
“C” Variance Relief
703/14
2533 Fire Road

Motion / to memorialize resolution granting 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, requested “D” variance waiver providing landscaping plan, “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 and requested “D” variance to allow two (2) principal

uses at the subject property (residential dwelling/home construction business). Vote: Epstein, Lombardi, Madsen, Martin, Restrepo, Riggs, Stiteler

2. **V 06-20**
Ron Dilks

"C" Variance Relief
9501/25
12 Sunset Boulevard

Motion / to memorialize resolution granting requested General Checklist Waiver(s):
"C" Variance Checklist Waiver(s) Items #9 & #29, "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., and Front yard set back of 14.9' ft. prop.; 15' ft. req., to the eave for the principal building for the construction of a single-family detached dwelling on block 9501 lot 25 – 12 Sunset Boulevard. Vote: Epstein, Lombardi, 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, April 5, 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

