



**Township of Egg Harbor**  
3515 Bargaintown Road, Egg Harbor Township, NJ 08234-8321

**AGENDA**  
**ZONING BOARD OF ADJUSTMENT**  
**SPECIAL MEETING**  
**TO BE HELD AT THE**  
**EGG HARBOR TOWNSHIP COMMUNITY CENTER**  
**MULTI-PURPOSE ROOM**  
**5045 ENGLISH CREEK AVENUE**  
**EGG HARBOR TOWNSHIP, NJ 08234**  
**Monday, August 31, 2020, 7:00 P.M. (prevailing time)**

Final Edition: 08/21/20

**2020 (Regular Meeting Dates):**

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 SPECIAL 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, 2<sup>ND</sup> Vice-Chairperson  
Norma Lombardi, Class IV, Vice-Chairperson  
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, Alt. #III  
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, Rajput, Restrepo, Riggs, Stiteler, Savini

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

**MEMORIALIZATION OF RESOLUTION(S):**

1. **SPPF 03-20** Preliminary/Final Major Site Plan  
Louis C. Rosso 1901/3  
6509 Black Horse Pike

**Motion / to memorialize resolution granting requested Checklist Waiver(s), Design Waiver(s), "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 curbed; the perimeter of the parking area is not proposed to be curbed, §225-63(A)1: Building Mounted Signs: one (1) is permitted; two (2) proposed (horse graphic is considered a sign), and conditional preliminary and final major site plan approval.** Epstein, Lombardi, Macon, Martin, Rajput, Stiteler, Savini

2. **V 02-20** "C" Variance Relief  
Jerry Shockey 3701/17  
5106 Spruce Avenue

**Motion / to memorialize resolution granting requested General Checklist Waiver(s), requested “C” Variance Checklist Waiver(s), and “C” Variance Relief: §225-45( C ) & §94-19 (F): Lot Width: 40’ ft. existing; 50’ ft. required for the construction of a single-family dwelling on Block/Lot: 3701/17: Vote: Epstein, Macon, Madsen, Martin, Rajput, Riggs, Savini**

- 2. **V 01-20** **“D” Variance Relief**  
**SPPF 05-20** **Preliminary/Final Major Site Plan**  
**McGowan Landscaping, LLC** **2405/2**

Spruce, Liberty, Second, and Doyle unimproved) Ave’s

**Motion / to memorialize resolution granting requested General Checklist Waiver(s) Items #2 & #3, “D” Checklist Waiver(s) Items #1-6, Preliminary/Final Major Site Plan Checklist Waiver(s) Items #1-3, 6, and 8-11, Design Waiver(s) Items #1-4, as well as, an Environmental Impact Statement, and providing Site Triangle via AASHTO requirements, “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), #4. §225-55(l): 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 and #7. §225-62: Freestanding sign not permitted; Free Standing sign 7’ ft. in height and 10 sq. ft. (5’x2’) in area proposed. Vote Epstein, Macon, Madsen, Martin, Rajput, Riggs, Stiteler**

**Motion / to memorialize resolution granting 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, Macon, Madsen, Martin, Rajput, Riggs, Stiteler,**

**Motion / to memorialize resolution recommending Governing Body vacate Doyle Avenue and if they do not it will not void preliminary and final major site plan approval, determining that prior use on the property and the dual use at the property was not abandoned and granting conditional preliminary and final major site plan approval. Vote: Epstein, Macon, Madsen, Martin, Rajput, 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, October 5, 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

