



## Township of Egg Harbor

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

### AGENDA ZONING BOARD OF ADJUSTMENT REGULAR AND RE-ORGANIZATIONAL MEETING Monday, January 8, 2018, 7:00 p.m., prevailing time

Final Edition: 01/08/18

2018 (Regular Meeting Dates)

2/5	3/5	4/2
5/7	6/4	7/2
8/6	9/3 (Cancelled)	10/1
11/5	12/3	

\* cancelled in observance of the Labor Day

Solicitor: Timothy P. Maguire, Esquire  
Engineer: Matthew W. Doran  
Planner: Edward Walberg, P.P.  
Zoning Officer: Pat Naticchione, Zoning Officer

A REGULAR AND RE-ORGANIZATIONAL 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.

NEW BUSINESS WILL NOT 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	Chrissy Martin, Class IV
Frank Balles, Alt. #III	Andrew Parker, Class IV
Norma Lombardi, Class IV	Riaz Rajput, Class IV
Vermell Macon, Class IV	Justin Riggs, Alt. #II
Andrew Madsen, Alt. #I	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, Balles, Lombardi, Macon, Madsen, Martin, Parker, Rajput, Riggs Savini

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

RE-ORGANIZATION:

1. Motion / to nominate and appoint \_\_\_\_\_ as **Chairperson** for the Zoning Board. **Vote:** Epstein, Balles, Lombardi, Macon, Madsen, Martin, Parker, Rajput, Riggs Savini
2. Motion / to nominate and appoint \_\_\_\_\_ as **Vice-Chairperson** for the Zoning Board. **Vote:** Epstein, Balles, Lombardi, Macon, Madsen, Martin, Parker, Rajput, Riggs Savini
3. Motion / to nominate and appoint \_\_\_\_\_ as **2<sup>nd</sup> Vice-Chairperson** for the Zoning Board. **Vote:** Epstein, Balles, Lombardi, Macon, Madsen, Martin, Parker, Rajput, Riggs Savini
4. Motion / to nominate and appoint \_\_\_\_\_ as **Secretary** to the Zoning Board. **Vote:** Epstein, Balles, Lombardi, Macon, Madsen, Martin, Parker, Rajput, Riggs Savini

5. Motion / to nominate and appoint \_\_\_\_\_ as **Solicitor** for the Zoning Board.  
**Vote:** Epstein, Balles, Lombardi, Macon, Madsen, Martin, Parker, Rajput, Riggs Savini
6. Motion / to nominate and appoint \_\_\_\_\_ as **Planner** for the Zoning Board.  
**Vote:** Epstein, Balles, Lombardi, Macon, Madsen, Martin, Parker, Rajput, Riggs Savini
7. Motion / to nominate and appoint \_\_\_\_\_ as **Alternate Planner** for the Zoning Board. **Vote:** Epstein, Balles, Lombardi, Macon, Madsen, Martin, Parker, Rajput, Riggs Savini
9. Motion / to nominate and appoint \_\_\_\_\_ as **2<sup>nd</sup> Alternate Planner** for the Zoning Board. **Vote:** Epstein, Balles, Lombardi, Macon, Madsen, Martin, Parker, Rajput, Riggs Savini
10. Motion / to nominate and appoint \_\_\_\_\_ as **Engineer** for the Zoning Board.  
**Vote:** Epstein, Balles, Lombardi, Macon, Madsen, Martin, Parker, Rajput, Riggs Savini
11. Motion / to nominate and appoint \_\_\_\_\_ as **Alternate Engineer** for the Zoning Board. **Vote:** Epstein, Balles, Lombardi, Macon, Madsen, Martin, Parker, Rajput, Riggs Savini
12. Motion / to nominate and appoint \_\_\_\_\_ as **2<sup>nd</sup> Alternate Engineer** for the Zoning Board. **Vote:** Epstein, Balles, Lombardi, Macon, Madsen, Martin, Parker, Rajput, Riggs Savini
13. Motion / to adopt a resolution setting the **Time and Days for Special and Regular Meetings** for the Zoning Board. **Vote:** Epstein, Balles, Lombardi, Macon, Madsen, Martin, Parker, Rajput, Riggs Savini
14. Motion / to adopt a resolution designating the **Official Newspapers** for the Zoning Board as **The Press of Atlantic City, The Mainland Journal and The Courier Post.** **Vote:** Epstein, Balles, Lombardi, Macon, Madsen, Martin, Parker, Rajput, Riggs Savini

**Public Hearing(s):**

1. **V 03-17**  
**Timothy McManus**  
Zone: RG-2, 3.69± acres, sewer/water,  
Applicant is seeking "d" variance relief to permit  
For the operation of a commercial tree service in the  
RG-2 zoning district where the use is not permitted and to allow for two uses on one (1) lot  
(residential and commercial), with the allowance of five (5) employee parking spaces and five (5)  
equipment parking spaces. Applicant is also seeking "C" variance relief for the rear yard  
setback of an existing solar voltaic generating facility and a waiver of site plan. Pinelands

**"d" Variance (Use) Relief**  
**"C" Variance Relief**  
**2417/5**  
6657 West Jersey Avenue  
Waiver of Time – **Not Indicated**

**General Requirement(s) Checklist Waiver(s):**

1. **Item #7:** **List of Witnesses**
2. **Item #8:** **Traffic Impact Assessment**
3. **Item #11:** **Letter of Interpretation from the N.J.D.E.P.**

**"d" Variance Checklist Waiver(s):**

1. **Item #9:** **Zoning district contained in the title block**
2. **Item #29:** **Distances of existing structures from property lines within 200' ft. of the site**
3. **Item #37:** **Required road dedication**
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 #45:** **Design Calculations**
7. **Item #47:** **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. **§225-45(A)8:** **Use variance to allow for a principal use (Commercial Tree Service) not permitted within the zone.**

2. §225-13(A): Use variance to allow for two (2) principal uses on one (1) lot (residential and commercial)
3. §225-45( C ): Accessory structure rear yard setback: 5' ft. proposed; 10' ft. required

Motion / to open public portion  
 Motion / to close public portion

Motion / to grant requested General Requirement and "d" variance checklist waivers. Vote: Epstein, Balles, Lombardi, Macon, Madsen, Martin, Parker, Rajput, Riggs Savini

Motion / to grant requested 225-45(A)8: Use variance to allow for a principal use (Commercial Tree Service) not permitted within the zone. Vote: Epstein, Balles, Lombardi, Macon, Madsen, Martin, Parker, Rajput, Riggs Savini

Motion / to grant requested §225-13(A): Use variance to allow for two (2) principal uses on one (1) lot (residential and commercial). Vote: Epstein, Balles, Lombardi, Macon, Madsen, Martin, Parker, Rajput, Riggs Savini

Motion / to grant requested §225-45( C ): Accessory structure rear yard setback: 5' ft. proposed; 10' ft. required Vote: Epstein, Balles, Lombardi, Macon, Madsen, Martin, Parker, Rajput, Riggs Savini

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|---|---|
| <ol style="list-style-type: none"> <li>2. <u>V 06-17, SP 43-99 (Amended)</u><br/>           Wayne Schloss<br/>           Zone: NB, 34,000 sq. ft., Applicant is requesting to amend a previous approval to allow two (2) uses on a single lot. The original approval allowed a single-family dwelling and a partial use of the garage for retail sales of antiques and storage. Applicant is requesting an amendment to allow the garage to be utilized as an HVAC business along with the single family dwelling. CAFRA</li> </ol> | "d" Variance (Use) Relief<br>Minor Site Plan<br>5210/49<br>Ocean Heights Avenue |
|---|---|

**General Checklist Waiver(s):**

1. Item #7: List of witnesses
2. Item #10: Traffic Report

**"d" – Use Variance Checklist Waiver(s):**

1. Item #6: Metes and bounds description
2. Item #29: Setback of structures within 200' ft. of property
3. Item #42(g-k): Natural Resource Inventory
4. Item #45: Drainage Calculations

**Minor Site Plan Checklist Waiver(s):**

1. Item #18: Storm water management plan
2. Item #24: Lighting and sign plan
3. Item #25: Architectural plan

**"d" Variance Relief:**

1. "d" Variance relief to allow for multiple uses on one (1) lot
2. "d" Variance relief to allow for a principal use (single-family dwelling) not permitted within the NB Zone.

**"c" Variance Relief:**

1. §225-13A - Lot Area: 34,000 sq. ft. in lieu of 40,000 sq. ft.
2. §225-35A - Front yard building setback: 48' ft. existing; 50' ft. required
3. §225-35C - Side yard setback: 18.4' ft. existing; 20' ft. required
4. §225-35C - Front yard parking setback: 10' ft. prop.; 15' ft. required (single-family dwelling)
5. §225-35C - Side yard parking setback: 3.4' ft. exist.; 10' ft. req. (existing retail parking spaces)
6. §225-55E - Parking area to building: -0-' ft. proposed; 10' ft. required
7. §225-55I: Allow for parking spaces and drive aisles that are not paved in accordance with §94-46B
8. §225-63B7 – Freestanding Sign setback: 8.6' ft. existing/proposed; 25' ft. required

Motion / to open public portion  
 Motion / to close public portion

**Motion / to grant requested general list waiver(s):** Vote: Epstein, Balles, Lombardi, Macon, Madsen, Martin, Parker, Rajput, Riggs Savini

**Motion / to grant requested "d" – use variance checklist waiver(s):** Vote: Epstein, Balles, Lombardi, Macon, Madsen, Martin, Parker, Rajput, Riggs Savini

**Motion / to grant requested minor site plan checklist waiver(s):** Vote: Epstein, Balles, Lombardi, Macon, Madsen, Martin, Parker, Rajput, Riggs Savini

**Motion / to grant requested "d" Variance relief to allow for multiple uses on one (1) lot and "d" Variance relief to allow for a principal use (single-family dwelling) not permitted within the NB Zone.** Vote: Epstein, Balles, Lombardi, Macon, Madsen, Martin, Parker, Rajput, Riggs Savini

**Motion / to grant requested "c" variance relief:** Vote: Epstein, Balles, Lombardi, Macon, Madsen, Martin, Parker, Rajput, Riggs Savini

**Motion / to grant conditional minor site plan approval.** Vote: Epstein, Balles, Lombardi, Macon, Madsen, Martin, Parker, Rajput, Riggs 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, February 5, 2018, 7:00 p.m.**, prevailing time.

**MOTION / TO ADJOURN AT P.M.:** Vote: Epstein, Balles, Lombardi, Macon, Madsen, Martin, Parker, Rajput, Riggs Savini

Teresa Wilbert, Secretary

Cancelled Due to Inclement Weather Rescheduled for Monday, February 5, 2018, 7:00 p.m.

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