



Township of Egg Harbor

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

AGENDA ZONING BOARD OF ADJUSTMENT REGULAR AND RE-ORGANIZATIONAL MEETING Monday, February 5, 2018, 7:00 p.m., prevailing time

Final Edition: 01/29/18

2018 (Regular Meeting Dates):

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

DUE TO THE CANCELLATION OF THE REGULAR AND RE-ORGANIZATIONAL MEETING SCHEDULED ON JANUARY 8, 2018, FOR INCLEMENT WEATHER THE ZONING BOARD OF ADJUSTMENT OF EGG HARBOR TOWNSHIP HAS RE-SCHEDULED THEIR REGULAR AND RE-ORGANIZATION 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 **2nd 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 **2nd 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 **2nd 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):

- | | |
|--|---|
| <ol style="list-style-type: none"> 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 #10:** **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

<p>2. <u>V 06-17, SP 43-99 (Amended)</u> Wayne Schloss 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</p>	<p>“d” Variance (Use) Relief Minor Site Plan 5210/15 Ocean Heights Avenue</p>
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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,

