



Township of Egg Harbor

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

AGENDA ZONING BOARD OF ADJUSTMENT REGULAR MEETING Monday, April 1, 2019, 7:00 p.m., prevailing time

Final Edition: 03/21/19

2019 (Regular Meeting Dates):

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

* 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, 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
Norma Lombardi, Class IV, Vice-Chairperson
Vermell Macon, Class IV
Andrew Madsen, Class IV
Chrissy Martin, Class IV

Riaz Rajput, Class IV, 2nd Vice-Chairperson
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, Riggs, Stiteler, Restrepo, Savini

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

PUBLIC HEARING(S):

- V 01-19**
Holiday Shore Properties, LLC
 Zone: HB, 2.1 acre site, Applicant is
 Requesting to be allowed to operate the existing
 "package delivery business, jet ski and boat repair
 business and to store vehicles on the lot separate
 of the two (2) principal uses on the lot. The site consist
 of two (2) buildings. The building closest to Tilton Road is approximately 1,852 sq. ft. in area and is
 utilized for the package delivery service. The building close to the rear property line is
 approximately 1,840 sq. ft. in area and is utilized for the jet ski and boat repair. The remaining
 portion of the lot is open and the applicant indicates that boats and vehicles are stored there.
 Pinelands.

Appeal of Zoning Officer's Decision
Interpretation of the Zoning Ordinance
Issuance of a Certificate of Non-Conformity
Use Variance ("d" Variance)
1129/29
 2600 Tilton Road
 Waiver of time – **Not granted**

General Checklist Waiver(s):

- 1. Item #10: Traffic Impact Assessment
- 2. Item #11: Letter of interpretation from the N.J.D.E.P. stating that there are no freshwater wetlands or freshwater wetland transition area within the subject property.

Checklist Waiver(s): Appeal, Interpretation, Conditional Use and Variance:

- 1. Item #14: Certified list of property owners within 200' feet of the property shown on the plan
- 2. Item #19: Photograph of property taken from the opposite side of the street
- 3. Item #29: Distances of existing structures from property lines within 200' ft. of the site
- 4. Item #42(f-j&k): Natural resource inventory information
- 5. Item #45: Design calculations

Variance Relief:

- 1. §225-37: Use Variance ("d") to allow for uses not permitted within the district or multiple uses proposed on the same lot within the Pinelands Jurisdiction of the Township

Motion / to open public portion

Motion / to close public portion

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

Motion / to grant requested Checklist Waiver(s): Appeal, Interpretation, Conditional Use and Variance: Vote: Epstein, Lombardi, Macon, Madsen, Martin, Rajput, Riggs, Stiteler, Restrepo, Savini

Motion / to grant conditional approval for an appeal, an interpretation, a certificate of non-conformity or "d" (use) variance relief to allow for uses not permitted within the district or multiple uses proposed on the same lot within the Pinelands Jurisdiction of the Township. Vote: Epstein, Lombardi, Macon, Madsen, Martin, Rajput, Riggs, Stiteler, Restrepo, Savini

2. **V 02-19** **Use Variance ("d" Variance)**
Louis C. Rosso **1901/3 & 4**
 Zone: HB, 2.35 acre site, sewer/well, applicant **6509 Black Horse Pike**
 is proposing to demolish an existing building and construct Waiver of Time – **Not Granted**
 a 3,912 Sq. ft. building for used automobile sales and a public garage. The applicant is also proposing that
 three (3) accessory structures remain on the site. The applicant is proposing display spaces for 41 automobiles
 and 13 customer and employee parking spaces. The site is currently utilized for used automobile sales.
 Pinelands.

General Checklist Waiver(s):

- 1. Item #10: Traffic impact assessment
- 2. Item #11: Letter of Interpretation from the N.J.D.E. P. stating there are no freshwater wetlands or Freshwater wetland transition area within the subject property.

Checklist Waiver – "d" Variance Relief:

- 1. Item 29: Distances of existing structures from property lines within 200' ft. of site.
- 2. Item #42(g-j&k): Natural resource inventory information
- 3. Item #45: Design calculations

Variance Relief:

- 1. §225-13: Use Variance ("d") to allow for multiple principal uses proposed on the same lot within the Pinelands jurisdiction of the Township
- 2. §225-37: Conditional Use Variance to allow for used motor vehicle sales without constructing a new 10,000 sq. ft. (min.) building
- 3. §225-7: Lot Width: 200' feet required; 155' feet proposed (existing)

Motion / to open public portion

Motion / to close public portion

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

Motion / to grant requested Checklist Waiver(s)-"d" Variance Relief: Vote: Epstein, Lombardi, Macon, Madsen, Martin, Rajput, Riggs, Stiteler, Restrepo, Savini

Motion / to grant Lot Width: 200' ft. required; 155' ft. proposed (existing). Vote: Epstein, Lombardi,

Macon, Madsen, Martin, Rajput, Riggs, Stiteler, Restrepo, Savini

Motion / to grant conditional Use Variance to allow for used motor vehicle sales without constructing a new 10,000 sq. ft. building. Vote: Epstein, Lombardi, Macon, Madsen, Martin, Rajput, Riggs, Stiteler, Restrepo, Savini

Motion / to grant “d” variance relief to allow for multiple principal uses proposed on same lot within the Pinelands jurisdiction. Vote: Epstein, Lombardi, Macon, Madsen, Martin, Rajput, Riggs, Stiteler, Restrepo, 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, May 6, 2019, 7:00 p.m.**, prevailing time.

MOTION / TO ADJOURN AT P.M.: Vote: Epstein, Lombardi, Macon, Madsen, Martin, Rajput, Riggs, Stiteler, Restrepo, Savini

Theresa Wilbert, Secretary

