



Township of Egg Harbor

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

AGENDA ZONING BOARD OF ADJUSTMENT REGULAR MEETING

Monday, September 9, 2019, 7:00 p.m., prevailing time

Final Edition: 09/03/19

2019 (Regular Meeting Dates):

10/7 11/4 12/2

Solicitor: Timothy P. Maguire, Esquire

Engineer: Matthew W. Doran, P.E.

Planner: Edward Walberg, P.P.

A Re-SCHEDULED 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 03-19**
SPPF 05-19
Margaret P. Houde Estate
Zone: CRW, 24.32 acre site, well/septic
Applicant/Owner received "d" variance relief in May, 2019 to allow off site dredge materials to be stored on site within a 2.72 acre area fronting Mays Landing Somers Point Road in conjunction with the existing ten (10) slip marina (Perch Cove Marina). Applicant is now seeking to amend "d" variance relief to allow for dredge material to be delivered to the site overland in addition to delivery via water. Applicant is also seeking preliminary and final site plan approval. CAFRA

Amended Use Variance ("d" Variance)

Preliminary/Final Major Site Plan

8101/14.01 & 14.02

1165 & 1169 Mays Landing-Somers Point Rd.

Waiver of Time-Not Indicated

General Checklist Waiver(s):

- Item #11:** **Letter of Interpretation from 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:

- Item #29:** **Distances of Existing structures from property lines within 200' ft. of site.**

Checklist Waiver – Preliminary and Final Major Site Plan:

- 1. Item #10: Contours extending 100’ feet beyond the property lines
- 2. Item #13: Landscaping plan
- 3. Item #14: Lighting and signage plan
- 4. Item #15: The location of all trees over 15dbh
- 5. Item #22: Modification report
- 6. Item #23: Utilities Plan
- 7. Item #24: Street Profiles
- 8. Item #26: Truck turning movements shown on plan
- 9. Item #27: Photograph of the site taken from the opposite side of the street
- 10. Item #32: Sight triangles clearly indicated at the entrance drive and Mays Landing – Somers Point Road
- 11. Item #36: Method of solid waste storage and disposal, including recycling efforts

Variance Relief:

- 1. §225-27(A): Amended Use Variance (“d”) to allow for the overland transportation of dredge material to site.
- 2. §225-27(A)7: Perimeter Buffer: 25’ feet is required; 5 ‘ feet proposed on the southerly property line and 2’ feet (measured to deed gap) is proposed on the northerly property line.
- 3. §225-55(l): Paved parking spaces and drive aisles: parking spaces and drive aisles are required to be paved; parking spaces and drive aisles are not proposed to be paved.

Motion / to open public portion
Motion / to open 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 requested Checklist Waiver: Preliminary/Final Major Site Plan. Vote: Epstein, Lombardi, Macon, Madsen, Martin, Rajput, Riggs, Stiteler, Restrepo, Savini

Motion / to grant requested variance relief. Vote: Epstein, Lombardi, Macon, Madsen, Martin, Rajput, Riggs, Stiteler, Restrepo, Savini

Motion / to grant amended “d” variance relief to allow for the overland transportation of dredge material to site. Vote: Epstein, Lombardi, Macon, Madsen, Martin, Rajput, Riggs, Stiteler, Restrepo, Savini

Motion / to grant conditional preliminary and final major site plan approval. Vote: Epstein, Lombardi, Macon, Madsen, Martin, Rajput, Riggs, Stiteler, Restrepo, Savini

SUMMARY MATTERS(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 Adjustments is scheduled for **Monday, October 7, 2019 7:00 p.m.**, prevailing time.

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

Theresa Wilbert, Secretary