



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 5, 2015, 7:00 p.m. (prevailing time)

Final Edition: 12/15/14

2015 (Regular Meeting Dates):

2-02-15	3-02-15	4-06-15
5-04-15	6-01-15	7-06-15
8-03-15	9-07-15 (cancelled)	10-05-15
11-02-15	12-07-15	

Solicitor: Stanley Bergman, Jr., Esquire

Engineer: Matthew F. Doran, P.E.

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:

Anthony DiDonato, Class IV
Beth Epstein, Class IV
John Haines, Class IV
Dennis Kleiner, Alt. II
Charles Gunther, Alt. I

Norma Lombardi, Class IV
Chrissy Martin, Class IV
Andrew Parker, Class IV
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:** DiDonato, Epstein, Haines, Kleiner, Gunther, Lombardi, Martin, Parker, Savini

MOTION / RECONVENE THE PUBLIC MEETING. **Vote:** DiDonato, Epstein, Haines, Kleiner, Gunther, Lombardi, Martin, Parker, Savini

RE-ORGANIZATION:

1. Motion / to nominate and appoint _____ as **Chairperson** for the Zoning Board.
Vote: DiDonato, Epstein, Haines, Kleiner, Gunther, Lombardi, Martin, Parker, Savini
2. Motion / to nominate and appoint _____ as **Vice-Chairperson** for the Zoning Board.
Vote: DiDonato, Epstein, Haines, Kleiner, Gunther, Lombardi, Martin, Parker, Savini
3. Motion / to nominate and appoint _____ as **2nd Vice-Chairperson** for the Zoning Board.
Vote: DiDonato, Epstein, Haines, Kleiner, Gunther, Lombardi, Martin, Parker, Savini
4. Motion / to nominate and appoint _____ as **Secretary** to the Zoning Board.
Vote: DiDonato, Epstein, Haines, Kleiner, Gunther, Lombardi, Martin, Parker, Savini
5. Motion / to nominate and appoint _____ as **Solicitor** for the Zoning Board.
Vote: DiDonato, Epstein, Haines, Kleiner, Gunther, Lombardi, Martin, Parker, Savini

6. Motion / to nominate and appoint _____ as **Planner** for the Zoning Board. **Vote:** DiDonato, Epstein, Haines, Kleiner, Gunther, Lombardi, Martin, Parker, Savini
7. Motion / to nominate and appoint _____ as **Alternate Planner** for the Zoning Board. **Vote:** DiDonato, Epstein, Haines, Kleiner, Gunther, Lombardi, Martin, Parker, Savini
9. Motion / to nominate and appoint _____ as **2nd Alternate Planner** for the Zoning Board. **Vote:** DiDonato, Epstein, Haines, Kleiner, Gunther, Lombardi, Martin, Parker, Savini
10. Motion / to nominate and appoint _____ as **Engineer** for the Zoning Board. **Vote:** DiDonato, Epstein, Haines, Kleiner, Gunther, Lombardi, Martin, Parker, Savini
11. Motion / to nominate and appoint _____ as **Alternate Engineer** for the Zoning Board. **Vote:** DiDonato, Epstein, Haines, Kleiner, Gunther, Lombardi, Martin, Parker, Savini
12. Motion / to nominate and appoint _____ as **2nd Alternate Engineer** for the Zoning Board. **Vote:** DiDonato, Epstein, Haines, Kleiner, Gunther, Lombardi, Martin, Parker, Savini
13. Motion / to adopt a resolution setting the **Time and Days for Special and Regular Meetings** for the Zoning Board. **Vote:** DiDonato, Epstein, Haines, Kleiner, Gunther, Lombardi, Martin, Parker, 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:** DiDonato, Epstein, Haines, Kleiner, Gunther, Lombardi, Martin, Parker, Savini

PUBLIC HEARING(S):

- | | |
|---|---|
| <ol style="list-style-type: none"> 1. V 01-14
Tuckahoe Brewing Company
Zone: NB, 5 acre site, sewer/water, the applicant
Is seeking amended approval in order to request an amendment to a condition originally placed on the applicant requiring tours to be by appointment only.
Pinelands. | <p>“d” Variance Relief
1702/1
3092 English Creek Avenue
Waiver of Time – Granted</p> |
|---|---|

General Checklist Waiver(s):

1. **Item #7:** List of witnesses
2. **Item #10:** Traffic impact report
3. **Item #11:** N.J.D.E.P. Letter of Interpretation

Checklist Waiver(s) “D” Variance:

1. **Item #3:** Plans of building to be altered
2. **Item #4:** Plans prepared by an architect
3. **Item #8:** Key map
4. **Item #16:** Zoning district of which the parcel is located in with all setbacks shown.
5. **Item #17:** Zone requirements per ordinance and application
6. **Item #18:** Acreage of the parcel
7. **Item #19:** Photograph of site
8. **Item #29:** 200’ foot line drawn on plan showing existing setback dimensions of structures within 200’ ft.
9. **Item #42(fgij&k)** Natural resource inventory information
10. **Item 45:** Storm water management calculations

Variance Relief:

1. **§225-35:** Amended Conditional Use Variance approval: Requesting reconsideration of condition to requiring tours to be by appointment only within the NB Neighborhood Commercial District and allowing and two (2) principal uses in the NB Neighborhood Commercial District.
2. **§225-56(A):** Number of parking spaces – 29 spaces are required; 24 parking spaces now proposed.

Motion / to grant requested general and “D” variance checklist waiver(s). **Vote:** DiDonato, Epstein, Gunther, Kleiner, Lombardi, Martin, Parker, Savini, Haines

Motion / to grant requested Amended Conditional Use Variance approval: Requesting reconsideration of condition requiring tours to be by appointment only within the NB Neighborhood Commercial District and allowing and two (2) principal uses in the NB Neighborhood Commercial District. **Vote:** DiDonato,

Epstein, Gunther, Kleiner, Lombardi, Martin, Parker, Savini, Haines

Motion / to grant requested "C" variance relief §225-56(A): number of parking spaces – 29 spaces required; 24 parking spaces proposed. Vote: DiDonato, Epstein, Gunther, Kleiner, Lombardi, Martin, Parker, Savini, Haines

SUMMARY MATTER(S):

14. 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 3, 2014, 7:00 p.m., prevailing time.**

MOTION / TO ADJOURN AT P.M.: VOTE: Amodeo, Dagit, DiDonato, Epstein, Gunther, Lombardi, Martin, Parker, Savini, Haines

Theresa Wilbert, Secretary

