



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 9, 2017, 7:00 p.m., prevailing time

Final Edition: 01/05/17

2017 (Regular Meeting Dates):

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

* cancelled in observance of the Labor Day

Solicitor: Stanley Bergman, Jr., 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:

Anthony DiDonato, Class IV	Andrew Madsen, Alt. #II
Beth Epstein, Class IV	Chrissy Martin, Class IV
John Haines, Class IV	Andrew Parker, Class IV
Norma Lombardi, Class IV	Riaz Rajput, Class IV
Vermell Macon, 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:** DiDonato, Epstein, Haines, Lombardi, Martin, Parker, Rajput, Savini

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

RE-ORGANIZATION:

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

Vote: DiDonato, Epstein, Haines, Lombardi, Macon, Madsen, Martin, Parker, Rajput, Savini

- 6. Motion / to nominate and appoint _____ as **Planner** for the Zoning Board.
Vote: DiDonato, Epstein, Haines, Lombardi, Macon, Madsen, Martin, Parker, Rajput, Savini
- 7. Motion / to nominate and appoint _____ as **Alternate Planner** for the Zoning Board. **Vote:** DiDonato, Epstein, Haines, Lombardi, Macon, Madsen, Martin, Parker, Rajput, Savini
- 9. Motion / to nominate and appoint _____ as **2nd Alternate Planner** for the Zoning Board. **Vote:** DiDonato, Epstein, Haines, Lombardi, Macon, Madsen, Martin, Parker, Rajput, Savini
- 10. Motion / to nominate and appoint _____ as **Engineer** for the Zoning Board.
Vote: DiDonato, Epstein, Haines, Lombardi, Macon, Madsen, Martin, Parker, Rajput, Savini
- 11. Motion / to nominate and appoint _____ as **Alternate Engineer** for the Zoning Board. **Vote:** Donato, Epstein, Haines, Lombardi, Macon, Madsen, Martin, Parker, Rajput, Savini
- 12. Motion / to nominate and appoint _____ as **2nd Alternate Engineer** for the Zoning Board. **Vote:** DiDonato, Epstein, Haines, Lombardi, Macon, Madsen, Martin, Parker, Rajput, 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, Lombardi, Macon, Madsen, Martin, Parker, Rajput, 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, Lombardi, Macon, Madsen, Martin, Parker, Rajput, Savini

MEMORIALIZATION OF RESOLUTION:

- | | |
|---|---|
| <ul style="list-style-type: none"> 1. <u>V 04-16</u> <u>SD 05-16</u> <u>SP 11-16</u> Atlantic City Jitney Association Zone: M-1, 6.94 acres, water/sewer, applicant | <ul style="list-style-type: none"> Use Variance Minor Subdivision Minor Site Plan 903/13-15 Delilah & Adams Rd. and Highland Ave. |
|---|---|
- Applicant proposes to subdivide three (3) existing lots of 3.82 acres (lot 13), 3.81 acres (lot 14) and 21.17 acres (lot 15) into three reconfigured lots. Lot 13 will contain the existing AC Jitney building, fueling facility and basin and will now be 6.94 acres, Lot 14 will be vacant and will be 2.88 acres and lot 15 will be 19.11 acres and contain the existing solar facility. Applicant also proposes to construct a solar array in the existing basin on proposed lot 13. CAFRA

General Checklist Waiver(s):

- 1. **Item #7:** List of witnesses
- 2. **Item #10:** Traffic impact
- 3. **Letter from NJDEP indicating there are no freshwater wetlands or transition areas within the subject property.**

Checklist Waiver(s) – “D” Variance:

- 1. **Item #19:** Photograph of property
- 2. **Item #20:** Contours to determine natural drainage of land
- 3. **Item #25:** Wooded areas including predominant species and size of trees
- 4. **Item #26:** Location of trees 6” diameter or greater
- 5. **Item #29:** Setbacks of structures within 200’ ft. of property
- 6. **Item #42(g,i,j&k):** Natural resource inventory information
- 7. **Item #45:** Stormwater management calculations

Checklist Waiver(s) – Minor Site Plan:

- 1. **Item #9:** Certified survey of property
- 2. **Item #10:** Existing topography based on U.S.G.S. datum
- 3. **Item #11:** Front, rear, and site yard setback dimensions of existing solar panels and structures
- 4. **Item #16:** Letter from the NJDEP
- 5. **Item #18(a,b,e,f,g,&i):** Stormwater management plan

Checklist Waiver(s) – Minor Subdivision:

- 1. **Item #2:** Plan Scale 1”=50’

- 2. **Item #5:** Topography at 1' ft. intervals within the subject property and extending 100' ft. from the property lines.
- 3. **Item #9:** Survey provided with datums in NAD 83 and NAVD 88
- 4. **Item #11:** Front, rear, and side yard setback dimensions of existing solar panels and structures
- 5. **Item #15:** Letter from the NJDEP
- 6. **Item #21:** Location of temporary stakes in field
- 7. **Item #23:** Material of which monuments are made of

Variance Relief:

- 1. **Use Variance – “D”:** to allow for the expansion of a non-conforming use (fueling facility Lot 13)

Motion / to open public portion

Motion / to close public portion

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

Motion / to grant requested “D” variance checklist waiver(s): **Vote:** DiDonato, Epstein, Haines, Lombardi, Macon, Madsen, Martin, Parker, Rajput, Savini

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

Motion / to grant requested minor subdivision checklist waiver(s): **Vote:** DiDonato, Epstein, Haines, Lombardi, Macon, Madsen, Martin, Parker, Rajput, Savini

Motion / to grant requested: Use Variance – “D”: to allow for the expansion of a non-conforming use (fueling facility Lot 13) **Vote:** DiDonato, Epstein, Haines, Lombardi, Macon, Madsen, Martin, Parker, Rajput, Savini

Motion / to grant requested conditional minor site plan approval. **Vote:** DiDonato, Epstein, Haines, Lombardi, Macon, Madsen, Martin, Parker, Rajput, Savini

Motion / to grant requested conditional minor subdivision approval. **Vote:** DiDonato, Epstein, Haines, Lombardi, Macon, Madsen, Martin, Parker, Rajput, Savini

- 2. **CN 05-16** **Certificate of Non-Conformity**
Estate of Elizabeth Steelman **5936/16-20**
 Zone: CB, 2.2 acres, Applicant is requesting a **Ocean Heights Avenue**
 Certificate of Non-Conformity for the automotive repair. **Waiver of Time—Not granted**
 Applicant indicates automotive repair use was in operation on the site in 1972 predating Township’s
 current Zoning Ordinance, which was adopted in 1976.

General Checklist Waiver(s):

- 1. **Item #7:** List of witnesses

Motion / to open public portion

Motion / to close public portion

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

Motion / to grant requested Certificate of Non-Conformity for Block 5936/Lot(s) 16-20. **Vote:** DiDonato, Epstein, Haines, Lombardi, Macon, Madsen, Martin, Parker, Rajput, Savini

MEMORIALIZATION OF RESOLUTION:

- 1. **V 02-16** **Interpretation, Use Variance, Waiver of Site Plan**
A & C Enterprises, LLC **8801/13**
105 Kathy’s Lane

Motion / to memorialize resolution granting general checklist waivers, Use “d” variance checklist Waivers, “C” variance relief §225-62: Signs: allow building mounted sign(s) in a residential zone for commercial use and §225-55: Paved Parking Spaces: allow 24 of the proposed 30 parking spaces not to be paved, Use (d) Variance relief and Site Plan Waiver: **Vote:** DiDonato, Epstein, Haines, Lombardi, Martin, Parker, Rajput, 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 6, 2017, 7:00 p.m.**, prevailing time.

MOTION / TO ADJOURN AT P.M.: Vote: DiDonato, Epstein, Haines, Lombardi, Macon, Madsen, Martin, Parker, Rajput, Savini

Theresa Wilbert, Secretary