



Township of Egg Harbor

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

AGENDA ZONING BOARD OF ADJUSTMENT

REGULAR

Monday, February 1, 2016, 7:00 p.m., prevailing time

Final Edition: 1/26/16

2016 (Regular Meeting Dates):

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

Solicitor: Stanley Bergman, Jr., Esquire
Engineer: Matthew W. Doran
Planner: Edward Walberg, P.P.
Zoning Officer: Pat Naticchione, Zoning Officer

* cancelled in observance of the July Fourth
 ** cancelled in observance of the Labor Day

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:

Anthony DiDonato, Class IV	Norma Lombardi, Class IV
Beth Epstein, Class IV	Chrissy Martin, Class IV
John Haines, Class IV	Andrew Parker, Class IV
Charles Gunther, Alt. I	Riaz Rajput, Alt. II
	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

PUBLIC HEARING:

1. <u>V14-05</u>	Amended Major Site Plan
<u>SPPF22-05</u> Amended/Phase II	2118/5 &11
Renewable Jersey at Egg Harbor, LLC	6821 Black Horse Pike
Zone: RCD, 13.7 acres site, sewer/water	Waiver of Time- Not Indicated
Applicant proposing to construct an additional 100 units of affordable housing in four separate buildings for a total 186 affordable units on site. Twenty (20) units each in the three (3) freestanding buildings and forty (40) units in the new wing on the present building after demolition of the existing wing. Applicant is proposing 43,937 sq. ft. in new building footprint, 20- 1 bedrooms, 55- 2 bedrooms and 25-3 bedroom units. The existing former hotel and convention center will contain a total of 126 units accounting for the new addition. The former hotel building will also have 5890 sq. ft. of medical office use and 6704 sq. ft. office space. CAFRA	

Checklist Waivers-General

- 1. **Item#7:** List of Witnesses
- 2. **Item#11:** Letter from NJDEP inventory of any wetlands that are present onsite

Major Site Plan Checklist

- 1. **Item#3:** Key map showing surrounding areas within 2000 feet
- 2. **Item#8:** Signature line for Township Clerk
- 3. **Item#10:** Existing contours at one foot intervals extending 100 feet from the property
- 4. **Item#11:** Existing front, side and rear yard setback distances to all existing structures and proposed front yard setbacks, side yard setbacks and rear yard setbacks to all the proposed buildings
- 5. **Item#14:** The hours of illumination of the lights shown on lighting plan
- 6. **Item#15:** Site characteristic map
- 7. **Item#21:** A fiscal impact report
- 8. **Item#23a:** Utilities within 200 feet of site
- 9. **Item#23b:** Utility availability letters including EHTMUA approval
- 10. **Item#26:** Truck turning movements shown on plans
- 11. **Item#27:** Photograph of the site from the opposite side of street
- 12. **Item#31:** Natural Resource Inventory

Variance Relief:

- 1. **Rear yard setback (accessory structure):** 50 ft. req.; 27 ft. prop. (trash area
- 2. **Buffer to residentially zoned property:** 50 ft. req.; 28 ft. prop.

Design Waivers:

- 1. **#94-44(E)1(j)1(b):** Providing a foot wide basin perimeter access
- 2. **#94-44(E)2(h)3(a):** Providing a positive gravity flow discharge structure
- 3. **#94-5(A)3:** Providing architectural perspective views of the facility
- 4. **#94-9:** Providing a community impact statement
- 5. **#94-14:** Providing an environmental impact statement
- 6. **#94-22(E)4:** Providing the required number of shade trees and evergreen trees around the basin perimeter
- 7. **#94-43(B):** Locating the outdoor solid waste enclosure for Building C in the rear yard setback
- 8. **#94-44(B)3(a):** Topographic information 300 feet from site
- 9. **#94-44(D)1(a thru i):** Land Use Planning and Service Control Plan
- 10. **#94-44(7)(a):** Use of HDPE pipe in lieu of concrete pipe

Motion / to grant requested general and major site plan checklist waivers. Vote: DiDonato, Epstein, Haines, Gunther, Lombardi, Martin, Parker, Rajput, Savini

Motion / to grant requested c variance relief. Vote: DiDonato, Epstein, Haines, Gunther, Lombardi, Martin, Parker, Rajput, Savini

Motion / to grant requested design waivers. Vote: DiDonato, Epstein, Haines, Gunther, Lombardi, Martin, Parker, Rajput, Savini

Motion / to grant amended major site plan approval. Vote: Donato, Epstein, Haines, Gunther, 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, March 7, 2016, 7:00 p.m., prevailing time.**

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

Theresa Wilbert, Secretary

