



## Township of Egg Harbor

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

### AGENDA ZONING BOARD OF ADJUSTMENT REGULAR MEETING

Monday, February 2, 2015, 7:00 p.m. (prevailing time)

Final Edition: 1/28/15

2015 (Regular Meeting Dates):

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.

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  
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

PUBLIC HEARING(S):

- |    |                                                                                                                                                                                                                                                                                  |                                                                                                                                                  |
|----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | <u>V 02-14</u><br><u>SP 13-14</u><br>World Wide Tax Service, LLC<br>Zone: R-5, 8,932.5 sq. ft. site, sewer/water,<br>Applicant proposes to convert an existing<br>1,827 sq. ft. vacant building into a business office for tax preparation services and clerical services. CAFRA | <b>"d" Variance Relief</b><br><b>Minor Site Plan</b><br><b>4219/2</b><br>Black Horse Pike & Venice Avenue<br>Waiver of Time – <b>Not Granted</b> |
|----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|

Checklist Waiver(s) - General:

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

Checklist Waiver(s) – "d" Variance Relief:

- |    |           |                                                                                  |
|----|-----------|----------------------------------------------------------------------------------|
| 1. | Item #3:  | Plan of building to be altered                                                   |
| 2. | Item #36: | Distances of existing structures from property lines within 200' ft. of property |

Checklist Waiver(s) – Minor Site Plan:

1. Item #1c: Plan in digital format
2. Item #9: Survey datum on NAD 83 and NAVD 88
3. Item #10: Existing contours extending 100' ft. from property
4. Item #11: Front setback to Venice Avenue shown for the existing building
5. Item #12: Driveways within 75' ft. of property
6. Item #14: Radii of curblines
7. Item #15: Site characteristics map
8. Item #16: Letter from NJDEP indicating site does not need a wetlands delineation
9. Item #18: Storm water management plan
10. Item #23d: Landscaping plan maintenance notes
11. Item #24: Lighting and signage plan
12. Item #25: Architectural plan
- 13: §198-15E Egg Harbor Township MUA

**Variance Relief:**

1. Use Variance: "d" – to allow for the business office
2. Use Variance: "d" – to allow for two (2) principal uses on lot
3. Front yard setback: 50' ft. required; 0.5' ft. exist
4. Side yard setback: 15' ft. required; 10.1' ft. exist
5. Rear yard setback: 20' ft. required; 14.5' ft. exist
6. Front yard parking setback: 25' ft. required (Venice Ave.); 11' ft. proposed
7. Side yard parking setback: 25' ft. required; 4.33' ft. proposed
8. Rear yard parking setback: 25' ft. required; 24' ft. proposed
9. Freestanding sign: No freestanding sign(s) permitted; 1 freestanding sign proposed
10. Freestanding sign setback: 25' ft. required; 10 ft. proposed from Black Horse Pike and 18' ft. proposed from Venice Avenue
11. Parking Aisle Width: 25 ft. required for two (2) way traffic; 13.75' ft. proposed for two (2) way traffic
12. Drive Entrance Width: 30' ft. required; 24' ft. proposed

**Motion / to grant requested general, "d" variance, and minor site plan checklist waiver(s). Vote:** DiDonato, Epstein, Gunther, Kleiner, Lombardi, Martin, Parker, Savini, Haines

**Motion / to grant requested general, "d" variance relief for to allow for a business office within the R-5 residential zone. Vote:** DiDonato, Epstein, Gunther, Kleiner, Lombardi, Martin, Parker, Savini, Haines

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

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

**MEMORIALIZATION OF RESOLUTION:**

1. V 01-14 "d" Variance Relief  
Tuckahoe Brewing Company 1702/1  
3092 English Creek Avenue

**Motion / to memorialize resolution granting requested general and "D" variance checklist waiver(s), 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 and "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, March 2, 2015, 7:00 p.m., prevailing time.**

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

Theresa Wilbert, Secretary

