



Township of Egg Harbor

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

AGENDA ZONING BOARD OF ADJUSTMENT REGULAR MEETING

Monday, June 1, 2015, 7:00 p.m. (prevailing time)

Final Edition: 5/26/15

2015 (Regular Meeting Dates):

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
Charles Gunther, Alt. I
John Haines, Class IV, Chairman
Norma Lombardi, Class IV

Chrissy Martin, Class IV
Andrew Parker, Class IV
Riaz Rajput, Alt. II
Paul Savini, Class IV, V-Chair.

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, Gunther, Lombardi, Martin, Parker, Rajput, Savini, Haines

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

PUBLIC HEARING(S):

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| 1. SPM 01-97 (Amended) (ZD 01- 97)
WaWa, Inc.
Zone: GC, 12 ± acre site, water/sewer,
Applicant proposing to construct outdoor solid waste enclosure including an 8' X 10' ft. shed and trash compactor at the existing WaWa located on the northerly side of Delilah Road on the east side of the f.k.a. airport circle. Pinelands | Amend. Prel/Final Major Site Plan
101/1
Delilah & Tilton Road
Waiver of time – Granted |
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General Checklist Waiver(s):

1. Item #10: Traffic impact report
2. Letter from NJDEP

Checklist Waiver "C" Variance(s):

1. Item #6: Metes and bounds
2. Item #7: Property line shown in degrees, minutes and seconds
3. Item #15: Location of existing property lines with dimensions in feet to the nearest two (2) decimal places
4. Item #29: Setback dimensions of existing structures within 200' ft. of the property
5. Item #35: Location of monuments
6. Item #36: Widths of all existing streets within 200' ft. of property
7. Item #42 (f,g,l, j, & k) Natural resource inventory
8. Item #43: Landscaping plan

Checklist Waiver(s) Site Plan:

- 1. Item #10: Existing and proposed elevations and countours
- 2. Item #13: Landscaping plan
- 3. Item #14: Lighting and signage plan
- 4. Item #15: Site characteristic map
- 5. Item #16: Letter from NJDEP
- 6. Item #18: Stormwater management plan
- 7. Item #19: Sewer and water report
- 8. Item #23: Utilities plan
- 9. Item #31: Natural resource inventory
- 10. Item #32: Site triangles, Radii of curblines and street sign locations at all intersections
- 11. Item #33: Soil erosions

Variance Relief:

- 1. §225-14.1 (c): Fence Height: 6’ ft. permitted; 8’ ft. proposed

Motion / to grant requested General Checklist Waivers. Vote: DiDonato, Epstein, Gunther, Lombardi, Martin, Parker, Rajput, Savini, Haines

Motion / to grant requested “C” Variance Checklist Waivers. Vote: DiDonato, Epstein, Gunther, Lombardi, Martin, Parker, Rajput, Savini, Haines

Motion / to grant requested Site Plan Checklist Waivers. Vote: DiDonato, Epstein, Gunther, Lombardi, Martin, Parker, Rajput, Savini, Haines

Motion / to grant requested Variance Relief: §225-14.1 (c): Fence Height: 6’ ft. permitted; 8’ ft. proposed
Vote: DiDonato, Epstein, Gunther, Lombardi, Martin, Parker, Rajput, Savini, Haines

Motion / to grant requested conditional amended preliminary and final major site plan. Vote: DiDonato, Epstein, Gunther, Lombardi, Martin, Parker, Rajput, Savini, Haines

- 2. SPPF 23-01 (Amended) (V 14-01) Amend. Prel/Final Major Site Plan
 WaWa, Inc. 2002/15, 22, 32 & 33
 Zone: NB, 6.3 acre site, water/sewer, Black Horse Pike, Uibel Ave. & Tilton Rd.
 Applicant proposing to construct outdoor solid waste enclosure including a 7’ X 7’ ft. shed and trash compactor at the existing WaWa located on the northerly side of the Black Horse Pike at the intersection of Uibel Avenue. Pinelands
 Waiver of time – **Granted**

General Checklist Waiver(s):

- 1. Item #10: Traffic impact report
- 2. Letter from NJDEP

Checklist Waiver “C” Variance(s):

- 1. Item #6: Metes and bounds
- 2. Item #29: Setback dimensions of existing structures within 200’ ft. of the property
- 3. Item #35: Location of monuments
- 4. Item #36: Widths of all existing streets within 200’ ft. of property
- 5. Item #42 (f,g,l, j, & k) Natural resource inventory
- 6. Item #43: Landscaping plan

Checklist Waiver(s) Site Plan:

- 1. Item #10: Existing and proposed elevations and countours
- 2. Item #13: Landscaping plan
- 3. Item #14: Lighting and signage plan
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- 11. Item #33: Soil erosions

Variance Relief:

- 1. §225-14.1 (c): Fence Height: 6’ ft. permitted; 8’ ft. proposed

Motion / to grant requested General Checklist Waivers. Vote: DiDonato, Epstein, Gunther, Lombardi, Martin, Parker, Rajput, Savini, Haines

Motion / to grant requested "C" Variance Checklist Waivers. Vote: DiDonato, Epstein, Gunther, Lombardi, Martin, Parker, Rajput, Savini, Haines

Motion / to grant requested Site Plan Checklist Waivers. Vote: DiDonato, Epstein, Gunther, Lombardi, Martin, Parker, Rajput, Savini, Haines

Motion / to grant requested Variance Relief: §225-14.1 (c): Fence Height: 6' ft. permitted; 8' ft. proposed
Vote: DiDonato, Epstein, Gunther, Lombardi, Martin, Parker, Rajput, Savini, Haines

Motion / to grant requested conditional amended preliminary and final major site plan. Vote: DiDonato, Epstein, Gunther, Lombardi, Martin, Parker, Rajput, Savini, Haines

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| 3. | <u>SPPF 19-02 (Amended) (V 11-02)</u>
WaWa, Inc.
Zone: NB, 6.3 acre site, water/sewer,
Applicant proposing to construct outdoor solid waste enclosure including an 8' X 10' ft. shed and trash compactor at the existing. Pinelands | Amend. Prel/Final Major Site Plan
3301/1
Ocean Heights & English Creek Ave.'s
Waiver of time – Granted |
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General Checklist Waiver(s):

1. Item #10: Traffic impact report
2. Letter from NJDEP

Checklist Waiver "C" Variance(s):

1. Item #6: Metes and bounds
2. Item #29: Setback dimensions of existing structures within 200' ft. of the property
3. Item #35: Location of monuments
4. Item #36: Widths of all existing streets within 200' ft. of property
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Checklist Waiver(s) Site Plan:

1. Item #10: Existing and proposed elevations and countours
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11. Item #33: Soil erosions

Variance Relief:

1. §225-14.1 (c): Fence Height: 6' ft. permitted; 8' ft. proposed

Motion / to grant requested General Checklist Waivers. Vote: DiDonato, Epstein, Gunther, Lombardi, Martin, Parker, Rajput, Savini, Haines

Motion / to grant requested "C" Variance Checklist Waivers. Vote: DiDonato, Epstein, Gunther, Lombardi, Martin, Parker, Rajput, Savini, Haines

Motion / to grant requested Site Plan Checklist Waivers. Vote: DiDonato, Epstein, Gunther, Lombardi, Martin, Parker, Rajput, Savini, Haines

Motion / to grant requested Variance Relief: §225-14.1 (c): Fence Height: 6' ft. permitted; 8' ft. proposed
Vote: DiDonato, Epstein, Gunther, Lombardi, Martin, Parker, Rajput, Savini, Haines

Motion / to grant requested conditional amended preliminary and final major site plan. Vote: DiDonato, Epstein, Gunther, Lombardi, Martin, Parker, Rajput, Savini, Haines

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| 4. | <u>V 02-11 Amended</u>
<u>SPPF 03-11 Amended</u>
Yorkie, LLC, d/b/a Shoreline Bus
Zone: M-1, 3.82 acres, sewer/water, applicant
Proposes to utilize 8,000 sq. ft. of an existing 21,090 sq. ft. building for vehicle repair, restriping a portion of parking lot in rear for bus parking, which eliminates seven (7) parking spaces previously approved. The existing building currently houses a 10,090 sq. ft. garage and 3,000 | "d" Variance
Prel./Final Major Site Plan
903/13
Delilah Road
Waiver of Time - Granted |
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sq. ft. foot office for the Atlantic City Jitney Association. The overall site also contains a compressed natural gas fueling facility for the Atlantic City Jitney Association and third party use. CAFRA

Checklist Waiver(s) Site Plan:

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| 1. | Item #9: | Certified survey |
| 2. | Item #10: | Existing and proposed elevations and contours |
| 3. | Item #11: | Location of all existing and proposed structures |
| 4. | Item #13: | Landscaping plan |
| 5. | Item #14: | Lighting and signage plan |
| 6. | Item #15: | Site characteristics map |
| 7. | Item #16: | Letter from NJDEP |
| 8. | Item #17: | Copy of existing and/or proposed covenants or deed restrictions |
| 9. | Item #18: | Stormwater management |
| 10. | Item #19: | Sewer and water report |
| 11. | Item #20: | Traffic report |
| 12. | Item #21: | Fiscal impact report |
| 13. | Item #22: | Modification report |
| 14. | Item #23: | Utilities plan |
| 15. | Item #24: | Profiles of all proposed streets |
| 16. | Item #25: | Locations and dimensions of curb cuts |
| 17. | Item #27: | Photograph of premises |
| 18. | Item #28: | Areas in construction is prohibited due to presence of stream corridors and/or steep slopes |
| 19. | Item #30: | Location of existing and proposed wells and septic systems |
| 20. | Item #31: | Natural resource inventory |
| 21. | Item #32: | Site triangles and radii of curlines |
| 22. | Item #33: | Soil erosion/sediment control plan |
| 23. | Item #34: | Existing and proposed curbs and sidewalks |
| 24. | Item #35: | Architectural plans |
| 25. | Item #36: | Method of solid waste storage and disposal |
| 26. | Item #37: | Proposed Easements |

Motion / to grant requested Site Plan Checklist Waivers. Vote: DiDonato, Epstein, Gunther, Lombardi, Martin, Parker, Rajput, Savini, Haines

Motion / to grant requested amended Variance Relief: "d" variance to allow for an additional principal use on block 903/lot 13. **Vote:** Donato, Epstein, Gunther, Lombardi, Martin, Parker, Rajput, Savini, Haines

Motion / to grant requested conditional amended preliminary and final major site plan. **Vote:** DiDonato, Epstein, Gunther, Lombardi, Martin, Parker, Rajput, Savini, Haines

SUMMARY MATTER(S):

Discussion of matters pertaining to the Board.

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| 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, July 6, 2015, 7:00 p.m., prevailing time.**

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

Theresa Wilbert, Secretary

