



## Township of Egg Harbor

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

### AGENDA ZONING BOARD OF ADJUSTMENT RESCHEDULED REGULAR MEETING Monday, July 10, 2017, 7:00 p.m., prevailing time

Amended Final Edition: 7/7/17

**2017 (Regular Meeting Dates):**

8/7                      9/4 (\*cancelled)      10/2

11/6                     12/4

\* cancelled in observance of the Labor Day

**Solicitor:** Timothy Maguire, Esquire  
**Engineer:** Matthew W. Doran, P.E. (Doran Engineering)  
**Planner:** Edward Walberg, P.P. (Remington, Vernick and Walberg)  
**Zoning Officer:** Pat Naticchione, Zoning Officer

A RESCHEDULED 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:**

Beth Epstein, Class IV	Chrissy Martin, Class IV
John Haines, Class IV, Chairperson	Andrew Parker, Class IV
Norma Lombardi, Class IV, 2nd V-Chair.	Riaz Rajput, Class IV
Vermell Macon, Alt. #I	Paul Savini, Class IV, Vice-Chair.
Andrew Madsen, Alt. #II	

**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:** Epstein, Lombardi, Macon, Madsen, Martin, Parker, Rajput, Savini, Haines

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

**OTHER MATTER(S):**

1. Motion / to appoint Timothy Maguire, Esq., as fill-in Solicitor for the balance of 2017 to the Zoning Board Adjustment of Egg Harbor Township. **Vote:** Epstein, Lombardi, Macon, Madsen, Martin, Parker, Rajput, Savini, Haines
2. **Discussion:** Township Administrator, Peter Miller, presentation of Township of Egg Harbor Code of Ethics and Conduct Handbook

**EXTENSION OF TIME:**

- |                                     |                          |
|-------------------------------------|--------------------------|
| 1. <b><u>SPPF 23-01 Amended</u></b> | <b>Extension of Time</b> |
| <b>Franklin Realty Development</b>  | <b>1502/6</b>            |
|                                     | 6020 Delilah Road        |

Zone: RG-5 Zone, applicant received approval conditional final major site plan approval on May 5, 2014 with the resolution of memorialization on June 9, 2014, for the construction 204 units with adjacent parking and accessory site improvements. Applicant is seeking first (1) one-year extension of time as provided pursuant to N.J.S.A. 40:55D-52. Pinelands

**Motion / to grant requested first (1) one-year extension of time pursuant to N.J.S.A. 40:55D-52. Vote:** Epstein, Lombardi, Macon, Madsen, Martin, Parker, Rajput, Savini, Haines

**PUBLIC HEARING(S):**

- |  |  |
|--|--|
| <p><b>1. V 02-17</b><br/> <b>Harbor Pines Land, LLC</b><br/>         Zone: R-2, applicant is proposing to construct an 18 sq. ft. 9' foot high off site advertising sign for Club House Restaurant. Lot also contains an existing masonry sign identifying the Harbor Pines Subdivision. CAFRA</p> | <p><b>"d" Variance Relief</b><br/> <b>6601/35.28</b><br/>         1 Country Club Drive<br/>         Waiver of time – Not granted</p> |
|--|--|

**General Checklist Waiver(s):**

1. **Item #7:** List of witnesses
2. **Item #11:** Letter from the NJDEP indicating there are no freshwater wetlands or transition areas within the subject property

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

1. **Item #3:** Plan indication sign is to be frame, stone, brick or other construction
2. **Item #8:** Key map showing location of the tract in relation to the surrounding area
3. **Item #9:** Zoning district contained in the title block
4. **Item #14:** Certified list of all owners within 200' ft. of the property
5. **Item #16:** Zoning district in which parcel is located, indicating all setbacks, lot coverage, height indicated both written and graphically
6. **Item #17:** Zone requirements per ordinance and per application
7. **Item #18:** Acreage of affected parcel to the nearest hundredth acre
8. **Item #29:** 200' foot line drawn on plans within which is located existing structures and their distances from existing property lines, required setbacks, zoning boundaries and lot dimensions
9. **Item #42<sup>g,l,j,&k</sup>:** Natural resource information
10. **Item #45:** Stormwater management calculations
11. **Item #47:** Any sections for which a waiver is specially being requested and a narrative paragraph explaining why the applicant is entitled to such a waiver

**Variance Relief:**

1. **§225-30(A):** Permit an offsite advertising sign in the R-2 Residential Zoning District
2. **§225-7:** Front yard setback: 5' ft. in lieu of 25' ft.

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

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

**Motion / to grant "d" variance relief – to permit an offsite advertising sign in the R-2 Residential Zoning District and front yard setback relief of 5' ft. in lieu of 25' ft.** Vote: Epstein, Lombardi, Macon, Madsen, Martin, Parker, Rajput, Savini, Haines

- |   |   |
|---|---|
| <p><b>2. SP 11-16 (Amended)</b><br/> <b>Atlantic City Jitney Association</b><br/>         Zone: M-1, 3.82 acres, applicant proposes to construct a solar array on existing lot 14. The array will consist of 26 racks with 30 panels per rack for a total of 780 panels. The array will provide power to existing A.C. Jitney building located on lot 13. CAFRA</p> | <p><b>"d" Variance Relief</b><br/> <b>Amended Minor Site Plan</b><br/> <b>903/14</b><br/>         6825 Delilah Road<br/>         Waiver of time – Not granted</p> |
|---|---|

**General Checklist Waiver(s):**

1. **Item #7:** List of witnesses
2. **Item #10:** Traffic impact report
3. **Item #11:** Letter from the NJDEP indicating there are no freshwater wetlands or transition areas within the subject property

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

1. **Item #19:** Photograph of property from opposite side of street
2. **Item #20:** Contours to determine the 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 the property

- 6. Item #42 <sub>g,l,j,&k</sub>: Natural Resource Inventory Information
- 7. Item #45: Stormwater management Calculations

**Minor Site Plan Checklist Waiver(s):**

- 1. Item #9: Certified survey of the property
- 2. Item #10: Existing topography based on U.S.G.S. datum
- 3. Item #15: Site characteristics map showing all tree 15" dbh and greater
- 4. Item #16: Letter from the NJDEP indicating the site does not need a wetlands delineation
- 5. Item #18<sub>a,b,e,f,g, & i</sub>: Stormwater management
- 6. Item #23: Landscaping plan

**Variance Relief:**

- 1. §225-40(A): Use Variance ("d") to allow for the solar facility on proposed lot 14 to be on a lot with less than 20 acres and to allow for the solar facility to be an accessory use to a principal use not located on the same lot.
- 2. §225-40 ( C ): Front yard setback: 50' ft. required for solar array; 10' ft. proposed from the access and utility easement
- 3. §225-40 ( C ): Minimum Gross Floor Area: 5,000 sq. ft. required; -0- sq. ft. proposed

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

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

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

**Motion / to grant "d" variance relief to allow for the solar facility on proposed lot 14 to be on a lot with less than 20 acres and to allow for the solar facility to be an accessory use to a principal use not located on the same lot.** Vote: Epstein, Lombardi, Macon, Madsen, Martin, Parker, Rajput, Savini, Haines

**Motion / to grant "C" variance relief Front yard setback: 50' ft. required for solar array; 10' ft. proposed from the access and utility easement and minimum Gross Floor Area: 5,000 sq. ft. required; - 0- sq. ft. proposed.** Vote: Epstein, Lombardi, Macon, Madsen, Martin, Parker, Rajput, Savini, Haines

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

**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 **August 7, 2017, 7:00 p.m.**, prevailing time.

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

Theresa Wilbert, Secretary

