

**ZONING BOARD  
TOWNSHIP OF EGG HARBOR**

**July 23, 2012**

**Solicitor:** George K. Miller, Jr., Esquire, present  
**Engineer:** Matthew F. Doran, P.E., present  
**Planner:** Edward Walberg, P.P, present  
**Zoning Officer:** Patty Chatigny, Zoning Officer, present

A regular meeting of the Zoning Board of Adjustment of Egg Harbor Township was held on the above-date , 7:00 p.m., prevailing time, Egg Harbor Township Hall, Egg Harbor Township, New Jersey. The Chairman opened the meeting by reading the statement in compliance with the Open Public Meetings Act

**Roll Call Taken As Follows:**

John C. Amodeo, Class IV, present	John Haines, Class IV, present
Leonard Dagit, Jr., Class IV, another engage.	Norma Lombardi, Class IV, present
Anthony DiDonato, Alt. #I, present	Chrissy Martin, Class IV, present
Beth Epstein, Class IV, present	Andrew Parker, Alt. #II, present
Chuck Gunther, Alt. #III, present	Paul Savini, Class IV, present

**1. SPPF 29-00 Amended  
Dr. Erik Mendelsohn**

Zone: RG-1, 0.97 Acre site,

In 2000 the Zoning Board approved D variance relief to allow for a dental office within the RG-1 Zoning District. As part of this approval the applicant sought and received "C" variance relief to allow for a two (2) sided free standing sign with a sign façade are of 25 sq. ft. (each side). Current applicant is now seeking variance "c" relief to continue allowing for a two (2) sided free standing sign but with a sign facade area of 29.35 sq. ft. (each side). Pinelands.

**"C" Variance Relief**

**Block/Lot: 2733/1.13**

English Creek and Dogwood Avenue

**"C" Variance Checklist:**

- 1. Item #6: Metes and bounds description**
- 2. Item #7: Property line in degrees, minutes and seconds.**
- 3. Item #17: Bulk Requirements**
- 4. Item #19: Photograph of site**
- 5. Item #29: Structures and setbacks within 200'**
- 6. Item #35: Location of Monuments**
- 7. Item #42(f-h): Natural resource inventory**

Jack Plackter, Esq., introduced himself as attorney for the applicant. He advised Dr. Mendelsohn and his wife are present this evening should the Board have any questions. Attorney Plackter advised the applicant purchased this property from Dr. Berschler. He advised the applicant is now seeking approval for a new sign.

Attorney Plackter stated as the Board knows this is a residential district and a sign of any type needs variance relief.

Board Solicitor Miller duly swore the following individuals:

Andrew Schaeffer, P.E., New Jersey Licensed Engineer, Cantillon Boulevard, Mays Landing  
Dr. Erik Mendelsohn, dentist and applicant.

Board Chairman Haines advised the Board Planner is a patient of Dr. Mendelsohn, therefore, the Board Engineer, Matthew Doran will handle application.

Engineer Schaeffer advised he prepared the original site plan for Dr. Bershler. He stated the existing sign will stay in the same setback, however, the proposed sign will be a little taller. He indicated the proposed sign will be 29.35 sq. ft. as referenced on agenda. He advised the sign design will be brushed aluminum and internally lit where the wording is. He advised the Cape Bank sign across the street is 150 sq. ft and is conforming since that site is located within a commercial zone.

Attorney Plackter advised the proposed sign is a little higher than the existing. He indicated the existing is lower and is a little difficult to see. He advised with it being taller will help first time patients coming to the site.

Engineer Schaeffer referred to Exhibit A1: site plan rendering A2: rendering of sign itself. He stated he does not see a detriment to the ordinance or zone plan. Attorney Plackter asked if the comparing square footage it is not considerable larger. Engineer Schaeffer stated the sign as it exist is 25 sq. ft. and the proposed is 29.35 sq. ft. He advised considering the signs in this area it is compatible.

Board Member Lombardi stated she believes a new sign is needed. Suggested the applicant change his address be English Creek Avenue versus Dogwood Avenue. Attorney Plackter stated Dr. Mendelsohn will take into consideration.

Board Member Savini asked what is the total dimension of the sign frame from top to bottom. Engineer Schaeffer stated it is 36 sq. ft. Board Member Savini asked what is allowed in zone? Engineer Schaeffer stated 2 sq. ft. Board Member Savini stated across the street it is zoned commercial? Engineer Schaeffer stated yes. Board Member Savini asked what will be illuminated on the sign. Dr. Mendelsohn stated just the white area and the address.

Board Member Amodeo stated the difference in the proposed and existing is? Engineer Schaeffer stated the proposed will be 29.35 sq. ft. versus 25 sq. ft. that exist.

Engineer Schaeffer stated there is an additional 11 sq. ft. of architectural features that is proposed for the sign, therefore, it is a total of 36 sq. ft. that is requested. Attorney Plackter stated this is a residential zone, however, there is a number of commercial uses along English Creek Avenue. Therefore, the proposed sign is not out of character.

Engineer Schaeffer advised the proposed sign will remain in the same location as the existing and will continue to remain outside of the site triangle. Board Member DiDonato stated he believes the proposed will be nice to see. He indicated if he did not know where this office building was he would miss it.

Board Engineer Doran stated it is important to say that the applicant could change the face of sign without variance relief being needed he indicated it could remain 25 sq. ft. rather than the 29.35 sq. ft.

Zoning Officer Chatigny advised if you did not know the facility was here you would go past. Board Member Lombardi stated the new sign will be consistent with area. She advised she would like to see landscaping at the bottom of the sign.

**Motion Amodeo/DiDonato to open public portion. Vote 7 Yes.**

May the record reflect no one came forward.

**Motion Amodeo/DiDonato to close public portion. Vote 7 Yes.**

Board Solicitor Miller stated the applicant is entitled to 25 sq. ft. based upon previous approval, however because of the architectural enhancement of the sign the applicant is seeking an addition 11 sq. ft. on each side, which requires variance relief.

**Board Opinion(s):**

**N. Lombardi:** like to see addressed changed. The proposed sign is an improvement. Stated she will vote in favor.

**B. Epstein:** in favor of things that are benefit and sign easily seems more safer than existing.

**C. Gunther:** other businesses should follow since this is an attractive sign.

**J. Amodeo:** no problem with proposed.

**A. DiDonato:** sign is an improvement and no objections.

**C. Martin:** stated beautiful sign no issue.

**P. Savini:** advised this is an existing site and have no issues. Stated he had more concern with the illumination of sign in residential area. He advised if the white are is all that will be lit than he does not have a problem. He also agreed that the applicant should look into changing the address of the facility. He advise it should be English Creek Avenue.

**Chairman Haines:** in favor no problems.

**Motion Lombardi/Savini to grant requested "C" variance checklist waiver(s) and "C" variance relief to allow for a two (2) sided free standing sign with a sign façade area of 29.35 sq. ft. (each side) in lieu of 6 sq. ft. (on any one (1) side). Vote 7 Yes:** Amodeo, DiDonato, Epstein, Lombardi, Martin, Savini, Haines.

Respectfully submitted by,

Terry Wilbert, Secretary