



## Township of Egg Harbor

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

### AGENDA ZONING BOARD OF ADJUSTMENT REGULAR MEETING

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

**Final Edition:** 7/25/16

**2016 (Regular Meeting Dates):**

**9/5 (\*\* cancelled) 11/7 12/5**

**\*\* cancelled in observance of Labor Day**

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

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  
Charles Gunther, Alt. I

Norma Lombardi, Class IV  
Chrissy Martin, Class IV  
Andrew Parker, Class IV  
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. V04-11/Amended**

**Bird Freon LLC**

Zone: NB, 6.96 acres site, sewer/water

**Amended Use Variance**

**1702/3**

3084 English Creek Avenue

**Waiver of Time-Not Granted**

Applicant seeking to amend the previously granted use variance more specifically he was permitted to perform light maintenance and repairs only on vehicles they were selling. Now requesting to perform light maintenance, repairs and detailing activities on cars already sold by the applicant to its customers as well as the inventory vehicles. All repairs, detailing, maintenance and service activities will be performed indoors as required by the previous approval. All servicing activities will be limited to one to three customers per day in addition to the inventory vehicles. The second amendment to the approval is that they applicant was not to store vehicles overnight in the front of the building but permitted to store on the side of the building behind the existing fence. Now requesting to store/display up to a maximum of fifteen vehicles in the front of the building overnight. The third amendment involves signs whereas the original approval stated all signs must comply with the zoning ordinance. Existing building mounted sign comply with the ordinance and now wishes modify this condition to allow the installation of two additional building mounted signs. The signs will identify the Applicants web site "PumpkinCars.com" and "By Franck Freon".

**Checklist Waivers-General**

- 1. **Item#10:** Traffic Impact Report

**Check list Waivers-Appeal, Interpretation, Conditional Use, Variance "C & D"**

- 1. **Item#1:** Plat clearly legible drawn at scale at 1 inch equals 100 feet
- 2. **Item#2:** Sheet size either 15x21, 24x36 or 30x42
- 3. **Item#5:** Plat prepared to scale based on deed or tax map
- 4. **Item#6:** Metes and bounds description current land survey
- 5. **Item#7:** Property Line shown in degree, minutes & seconds
- 6. **Item#8:** Key Map showing location of tract in relation to surrounding area
- 7. **Item#9:** Title block containing name of applicant, preparer, block and lot, date prepared.
- 8. **Item#11:** Scale of map both written and graphic
- 9. **Item#12:** North arrow giving reference meridian
- 10. **Item#14:** Certified property owners list of all owners within 200 feet of subject property
- 11. **Item#15:** Location of existing and proposed property lines with dimensions
- 12. **Item#16:** Zoning information indicating setbacks, lot coverage, height, floor area ratio and density both required and proposed
- 13. **Item#29:** A 200 foot line drawn on plans showing existing structures and their distances from existing and proposed property lines, required setbacks and zone boundaries.
- 14. **Items#42: g, h, i, j &k** Natural Resource Inventory Information
- 15. **Item#45:** Design calculations showing proposed drainage facilities
- 16. **Item#46:** The purpose of any proposed easement of land shall be designated and the proposed use of sites other than residential shall be noted

**Variance Relief:**

- 1. **§225-35:** D Variance to allow for the expansion of the non-conforming use and to allow as an accessory the light maintenance, repairs and detailing of vehicles that were previously sold by the applicant
- 2. **§225-63(A):** C Variance-Number of building mounted signs-one (1) sign permitted , three (3) Proposed. (One (1) building mounted sign exists)
- 3. **§225-63(A) 2:** C Variance-Building mounted sign area-250 square maximum permitted, 252 square foot proposed (existing building mounted sign area has 216 square feet)

**Motion / to grant requested general, appeal, interpretation, conditional use, c&d variance 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 amended d variance relief. 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, November 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

