



## Township of Egg Harbor

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

### AGENDA ZONING BOARD OF ADJUSTMENT RE-SCHEDULED REGULAR MEETING Monday, September 14, 2015, 7:00 p.m. (prevailing time)

Final Edition: 9/3/15

2015 (Regular Meeting Dates):

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 RE-SCHEDULED 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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| <p>1. <b>V 22-06 Amended</b><br/><b>SPPF 08-08 Amended</b><br/><b>Kids Choice Academy</b><br/>Zone: HB, 3± acre site, sewer/water<br/>Applicant proposing to covert 3,816 sq. ft. of a 4,922 sq. ft. building previously approved for office use to a child care facility. Remaining 1,106 sq. ft. of building will remain office use. Applicant is seeking approval to allow more than one (1) principal use on site.</p> | <p><b>Amend. "D" Variance Relief</b><br/><b>Amend. Prel./Final Major Site Plan</b><br/><b>1211/19</b><br/>Black Horse Pike, Silver &amp; First Avenue's<br/>Waiver of Time – Not indicated</p> |
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General Checklist Waiver(s):

1. **Item #10:** Traffic impact report
2. **Letter from NJDEP indicating there are no freshwater wetlands or transition areas within subject property.**

Major Site Plan Checklist Waiver(s):

1. **Item #9:** Horizontal survey datum on NAD 83 and vertical survey datum on NGVD 88
2. **Item #10:** Existing topography

3. Item #13: Landscaping plan
4. Item #14: Lighting and signage plan
5. Item #15: Site characteristics map
6. Item #16: Location of all wetland area
7. Item #20: Traffic report
8. Item #23: Utilities plan
9. Item #25: Location and dimensions of curb cuts
10. Item #26: Design of off street parking and loading areas
11. Item #27: Photograph of premise from opposite side of street
12. Item #31: Natural resource inventory
13. Item #32: Sight triangles, radii of curblines and street sign locations
14. Item #33: Soil Erosion and sediment control plan

**Variance Relief:**

1. §225-13(A): Allow for more than one principal permitted use on one lot
2. §225-63: Number of Building Mounted Signs: 1 permitted; 3 proposed

**Motion / to grant requested general and major site plan checklist waiver(s). Vote:** Donato, Epstein, Gunther, Lombardi, Martin, Parker, Rajput, Savini, Haines

**Motion / to grant requested Amended “D” variance relief: §225-13(A): Allow for more than one principal permitted use on one lot. Vote:** Donato, Epstein, Gunther, Lombardi, Martin, Parker, Rajput, Savini, Haines

**Motion / to grant requested “C” variance relief: §225-63: Number of Building Mounted Signs: 1 permitted; 3 proposed Vote:** Donato, Epstein, Gunther, Lombardi, Martin, Parker, Rajput, Savini, Haines

**Motion / to grant amended preliminary/final major site plan relief. Vote:** Donato, Epstein, Gunther, Lombardi, Martin, Parker, Rajput, Savini, Haines

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| <ol style="list-style-type: none"> <li>2. <b><u>V-11-02</u></b><br/><b><u>SPPF 19-02 (Amended II/2)</u></b><br/><b>WaWa, Inc.</b><br/>Zone: NB, 15.5 ± acres, sewer/water,<br/>Applicant is proposing to convert four (4) fuel<br/>Pumps to dispense diesel fuel and to add a 22,000 gallon underground fuel storage tank, replace<br/>Price modules on existing freestanding sign and other minor site restoration improvements<br/>associated with installation of the fuel tank and fuel dispensers. Pinelands</li> </ol> | <p><b>“d” Variance Relief</b><br/><b>Amend. Prel./Final Major Site Plan</b><br/><b>3301/1</b><br/>Ocean Heights &amp; English Creek Ave.’s<br/>Mill Rd. &amp; High School Dr.</p> |
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**General Checklist Waiver(s):**

1. Item #10: Traffic Impact Report
2. Letter from NJDEP indication no freshwater wetlands or transitions areas within subject property

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

1. Item #3: Key map
2. Item #9: Survey of property with horizontal datum in NAD 83 and vertical datum in NAVD 88
3. Item #10: Existing and proposed elevations and contours including existing contours  
Extending 100’ ft. from the property
4. Item #13: Landscaping plan
5. Item #14: Lighting and signage plan
6. Item #15: Site characteristics map
7. Item #16: Letter from NJDEP indicating site does not need wetlands delineation
8. Item #18: Stormwater management plan
9. Item #19: Sewer and water report
10. Item #20: Traffic report
11. Item #23: Utilities plan
12. Item #26: Truck turning movements show on plan
13. Item #31: Natural resource inventory information
14. Item #32: Sight triangles, radii of curblines, street sign locations
15. Item #33: Soil erosion and sediment control plan

**Variance Relief:**

**1. "d" variance relief:** amendment to previously granted "d" variance relief.

**Motion / to grant requested general and major site plan checklist waiver(s). Vote:** Donato, Epstein, Gunther, Lombardi, Martin, Parker, Rajput, Savini, Haines

**Motion / to grant requested Amended "D" variance relief to allow for the conversion of four (4) existing fuel pumps to dispense diesel fuel and to add a 22,000 gallon underground fuel storage tank. Vote:** Donato, Epstein, Gunther, Lombardi, Martin, Parker, Rajput, Savini, Haines

**Motion / to grant amended preliminary/final major site plan relief. Vote:** Donato, Epstein, Gunther, Lombardi, 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**

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

Theresa Wilbert, Secretary

