

**Township of Egg Harbor  
Zoning Board**

**October 4, 2010**

**Solicitor:** George K. Miller, Jr., Esquire, another engagement,  
Michael Blee, Esq., fill in Solicitor  
**Engineer:** Matthew F. Doran, P.E., excused absence  
**Planner:** Edward Walberg, P.P., excused absence  
**Zoning Officer:** Patty Chatigny, excused absence

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

**Call to Order/Flag Salute/Public Notice/Roll Call:**

John C. Amodeo, Alt. #I, present	Chrissy Martin, Alt. #III, another engage.
Leonard Dagit, Jr., Class IV, 2 <sup>nd</sup> V-Chair, present	Norma Lombardi, Class IV, present
Beth Epstein, Class IV, present	Laura Pfrommer, Alt. #II, out-of-town
Latha Gilliam, Class IV, present	Paul Savini, Class IV, V-Chairman, present
John Haines, Class IV, Chairman, unexpected engage.	

\* **May the record reflect:** Chairman Haines unexpectedly had another engagement, therefore, Vice-Chairman Savini presided out meeting.

**PUBLIC HEARING(S):**

<b>1. <u>V 05-97 (amended)</u></b>	<b>Amended "D" Variance Relief</b>
<b><u>SP 10-97 (amended)</u></b>	<b>Amended Site Plan</b>
<b>Assisted Living Concepts, Inc.</b>	<b>6203/30</b>
Zone: NB, 3.48 acre parcel, sewer/water, applicant	199 Steelmanville Road
received approval in 1997 for a 39 unit Assisted Living Facility with 22 parking spaces. The applicant is now seeking approval for a 39 unit senior living facility with 22 parking spaces. Pinelands	

**General Checklist Waiver(s):**

<b>1. Item #10:</b>	<b>Traffic impact report</b>
<b>2. Item #11:</b>	<b>Letter fro the NJDEP indicating there are no freshwater wetlands or transition areas within the subject property.</b>

**Checklist Waiver(s) - "D":**

<b>1. Item #1:</b>	<b>Scale of plans not smaller than 1" = 100' ft.</b>
<b>2. Item #2:</b>	<b>Sheet size either 15 x 21, 24 x 16 or 30 x 42</b>
<b>3. Item #3:</b>	<b>Sealed building plans.</b>
<b>4. Item #4:</b>	<b>Plans prepared by an architect, planner, engineer, land surveyor or applicant.</b>
<b>5. Item #5:</b>	<b>Plat prepared to scale based on deed description, tax map, or similarly reasonably accurate data for the purpose of review/discussion by the Municipal Agency.</b>
<b>6. Item #6:</b>	<b>Metes and bounds description of parcel</b>
<b>7. Item #7:</b>	<b>Property line shown in degrees, minutes and seconds</b>
<b>8. Item #8:</b>	<b>Key map</b>

9. **Item #9:** Title block containing name of applicant, preparer, lot and block numbers, date prepared, date of last amendment and zoning district
10. **Item #10:** Block and lot numbered in conformity with the Municipal Tax Map.
11. **Item #11:** Scale of map, both written and graphic
12. **Item #12:** North arrow giving reference meridian
13. **Item #15:** Existing and proposed property lines with dimensions in feet to the nearest 2 decimal places
14. **Item #16:** Zoning district in which parcel is located, indicating all setbacks, lot cover, height, floor area ratio and density, both as to required and proposed; indicate the above both written and graphically.
15. **Item #17:** Zone requirements per ordinance and per application
16. **Item #18:** Acreage of affected parcel to the nearest hundredth of an acre
17. **Item #29:** A 200' foot line must be drawn on the plans within which are located existing structures and their distances from existing and proposed property lines, required setbacks, zoning boundaries and lot dimensions.
18. **Natural Resource Inventory Information, including:**
  - a. **Item #42g.** Limitation for foundation
  - b. **Item #42i.** Limitation for local road and street
  - c. **Item #42j.** Agricultural capacity classifications
  - d. **Item #42k.** Erosion hazard
19. **Item #45:** Drainage calculations

**“D” Variance Relief:**

1. **“D” Use Variance:** to allow for a 39 unit senior living facility in the NB Zoning District

James Franklin, Esq., introduced himself as attorney for the applicant. He stated by way of history this application was approved in the 1990's by this board to allow for an assisted living facility. The applicant is now seeking a change to this approval and would like to be considered a senior living facility.

Attorney Franklin advised this application was submitted to the Department of Community Affairs (DCA), however, there is a glitch with this application and the approval from the DCA is not in hand tonight.

Attorney Franklin advised one of the professional's for the Board placed within their report that the DCA approval should be supplied prior to the Board approval. He indicated since this did not occur before the meeting tonight and rather then provide testimony to make the DCA approval a condition of approval. The applicant is requesting to “Table” this application until December 6, 2010. Attorney Franklin stated he believes the matters with the DCA should be addressed by the December meeting.

Attorney Franklin stated there are rally no changes proposed to the facility. He indicated the applicant will address the professional's reports. Attorney Franklin further noted that his client has indicated that most resident's whom currently reside at this facility have stayed and are contracting with Swan Health Care who is currently managing the facility.

Solicitor Blee advised Board Solicitor Miller contacted him to handle tonight's meeting. He indicated Board Solicitor Miller had another engagement this evening and his partners also had other engagements. Solicitor Blee stated Attorney Franklin contacted him last week to discuss this application. Solicitor Blee advised there was a concern proceeding with this application this evening without the DCA

approval's.

Solicitor Blee advised he was also concerned that one of the applicant's experts was flying in from Wisconsin and since there was no DCA approval issued he did not want this individual to attend the meeting with the possibility of the Board not moving forward because they did not feel comfortable.

Solicitor Blee advised indicated the Applicant has asked to be "Tabled" until the December 6, 2010 meeting of the Zoning Board. He indicated since the noticing meets all necessary requirements the applicant would like not to re-notice.

Vice-Chairman Savini announced the application known as V 05-97 (amended) and SP 10-07 (Amended): Assisted Living Concepts Inc., will be "Tabled" until Monday, December 6, 2010, with a prevailing time of 7:00 p.m., with no new noticing required.

**Motion Dagit/Lombardi to "Tabled" application known as V 05-97 (amended) and SP 10-07 (Amended): Assisted Living Concepts Inc, Block/Lot: 6203/30 until Monday, December 6, 2010, 7:00 p.m., prevailing time, with no new noticing required. Vote 6 yes: Amodeo, Dagit, Epstein, Gilliam, Lombardi, Savini.**

**SUMMARY MATTER(S):**

1. Discussion of matters pertaining to the Board.

Vice-Chairman Savini asked if there were any other matter(s) to discuss. Board Secretary Wilbert advised the Monday, November 2, 2010, 7:00 p.m., prevailing time has been cancelled. She indicated the next regular meeting of the Zoning Board will be on Monday, December 6, 2010, 7:00 p.m., prevailing time.

**MOTION Lombardi/Epstein TO ADJOURN AT 7:15 P.M.: Vote 6 yes: Amodeo, Dagit, Epstein, Gilliam, Lombardi, Savini.**

Respectfully submitted by,

Theresa Wilbert, Secretary