



Township of Egg Harbor

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

AGENDA ZONING BOARD OF ADJUSTMENT REGULAR MEETING Monday, October 5, 2015, 7:00 p.m. (prevailing time)

Final Edition: 9/29/15

2015 (Regular Meeting Dates):

11-02-15

12-07-15

Solicitor: Stanley Bergman, Jr., Esquire

Engineer: Matthew F. Doran, P.E.

Planner: Edward Walberg, P.P.

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

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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| 1. <u>V01-15</u> | "D" Variance Relief (Height) |
| <u>SP10-15</u> | Minor Site Plan |
| Garden State Outdoor, LLC | 404/11 |
| Zone: GC, 3.05 acre site, sewer/water | 104 E. Parkway Drive |
| Applicant proposing to construct a 960 sq. ft. | Waiver of Time-Denied |
| 80 ft. high, doubled-faced, static billboard to be later converted to digital billboard. Pinelands | |

General Checklist Waiver(s):

- Item #7:** List of witnesses
- Item #10:** Traffic Impact Report
- Item #11:** Wetlands Letter

D & C Variance Checklist Waiver(s):

- Item #6:** Written Metes and Bounds Description
- Item #19:** Photograph of the property taken from the opposite side of the street
- Item #29:** Structures within 200 feet of the site with their existing setback dimensions

4. **Item #42f-k:** Natural Resources Inventory
5. **Item #45:** Stormwater Management Calculations

Minor Site Plan Checklist Waiver(s):

1. **Item #1c:** Plans in digital format
2. **Item #3:** Surrounding areas within 2000 feet shown on key map
3. **Item #9:** NGVD 88 for vertical datum
4. **Item #10:** Existing Topography
5. **Item #12:** Location of driveways within 75 feet of the site
6. **Item #14:** Sight Triangle
7. **Item #15:** Site Characteristic Map
8. **Item #16:** Wetlands Letter
9. **Item #18:** Drainage Calculations
10. **Item #23:** Landscape Plan
11. **Item #24:** Lighting and Signage Plan

Variance Relief:

1. **§225-63(C)2: Sign height permitted:** 80' ft. prop., in lieu of 60' ft. permitted
2. **§225-63(C)3: Front yard setback:** 5' ft. from A.C. Expressway in lieu of 25' ft. req.
3. **§225-63(C)4(b): Distance from a residential district:** 155' ft. prop. In lieu of 500' ft. req.
4. **§225-63(C)4(c): Distance from an interchange or intersection:** 785' ft. prop., 1000' ft.

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

Motion / to grant requested D & C variance checklist waiver(s). Vote: DiDonato, Epstein, Gunther, Lombardi, Martin, Parker, Rajput, Savini, Haines.

Motion / to grant "D" variance relief: §225-63(C)2: Sign height permitted: 80' ft. prop., in lieu of 60' ft. permitted. Vote: DiDonato, Epstein, Gunther, Lombardi, Martin, Parker, Rajput, Savini, Haines.

Motion / to grant "C" variance relief: §225-63(C)3: Front yard setback: 5' ft. from A.C. Expressway in lieu of 25' ft. req., §225-63(C)4(b): Distance from a residential district: 155' ft. prop. In lieu of 500' ft. req., §225-63(C)4(c): Distance from an interchange or intersection: 785' ft. prop., 1000' ft. Vote: DiDonato, Epstein, Gunther, Lombardi, Martin, Parker, Rajput, Savini, Haines.

Motion / to grant conditional minor site plan approval. Vote: DiDonato, Epstein, Gunther, Lombardi, Martin, Parker, Rajput, Savini, Haines.

MEMORIALIZATION OF RESOLUTION(S):

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| <ol style="list-style-type: none"> 1. <u>V 22-06 Amended</u>
<u>SPPF 08-08 Amended</u>
Kids Choice Academy | Amend. "D" Variance Relief
Amend. Prel. /Final Major Site Plan
1211/19
Black Horse Pike, Silver & First Avenue's |
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Motion / to memorialize resolution granting general and major site plan checklist waiver(s), Amended "D" variance relief: §225-13(A): Allow for more than one principal permitted use on one lot, "C" variance relief: §225-63: Number of Building Mounted Signs: 1 permitted; 3 proposed and amended preliminary/final major site plan relief. Vote: DiDonato, Gunther, Lombardi, Martin, Parker, Savini, Haines

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| <ol style="list-style-type: none"> 2. <u>V-11-02</u>
<u>SPPF 19-02 (Amended II/2)</u>
WaWa, Inc. | "d" Variance Relief
Amend. Prel. /Final Major Site Plan
3301/1
Ocean Heights & English Creek Ave.'s
Mill Rd. & High School Dr. |
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Motion / to grant requested general and major site plan checklist waiver(s), 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 and amended preliminary/final major site plan relief. Vote: DiDonato, Gunther, Lombardi, Martin, Parker, Savini, Haines

SUMMARY MATTER(S):

Discussion of matters pertaining to the Board.

A. Discussion: to change regularly scheduled meeting date from Monday, November 2 to Monday, November 9, 2015.

B. 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