



Township of Egg Harbor

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

AGENDA ZONING BOARD OF ADJUSTMENT SPECIAL MEETING

Monday, November 9, 2015, 7:00 p.m. (prevailing time)

Final Edition: 10/28/15

2015 (Regular Meeting Dates):
12-07-15

Solicitor: Stanley Bergman, Jr., Esquire

Engineer: Matthew F. Doran, P.E.

Planner: Edward Walberg, P.P.

A SPECIAL 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):

1. SPM 01-97 Amended #2

WaWa, Inc.

Zone: GC, 12.4 acres, applicant is proposing to convert eight (8) fuel pumps to dispense

diesel fuel, add a 22,000 gallon underground fuel storage tank, replace price modules on existing freestanding sign and minor site restoration associated with the installation of the fuel tank and fuel dispensers. Pinelands

**Amend. Prel./Final Major Site Plan
101/1**

Delilah and Tilton Road

Waiver of time – **No**

General Checklist Waiver(s):

1. Item #10: Traffic impact report

2. Item #11: Letter from the NJDEP indication there are no freshwater wetlands or transition areas within the subject property

Checklist Waiver(s) Major Site Plan:

1. Item #3: Key map

2. Item #9: Horizontal datum on NAD 83 or vertical datum on NAVD

- 3. Item #10: Existing and proposed elevations and contours
- 4. Item #11: Setback dimension for all existing and proposed structures
- 5. Item #13: Landscaping plan
- 6. Item #14: Lighting and signage plan
- 7. Item #15: Site characteristics map
- 8. Item #16: Letter from NJDEP
- 9. Item #18: Stormwater management plan
- 10. Item #19: Sewer and water report
- 11. Item #23: Utilities plan
- 12. Item #26: Location of loading areas and truck turning movements
- 13. Item #27: Photograph of site
- 14. Item #31: Natural resource inventory
- 15. Item #32: Sight Triangles, radii of curblines and street sign locations
- 16. Item #33: Soil erosion and sediment control plan
- 17. Item #36: Method of solid waste storage and disposal

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

Motion / to grant requested conditional amended preliminary and final major site plan approval. Vote: DiDonato, Epstein, Gunther, Lombardi, Martin, Parker, Rajput, Savini, Haines.

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| <p>2. <u>V 03-15</u>
 Louis Altobelli
 Zone: HB, 5.49 acres, applicant is
 appealing the decision of the Zoning Officer
 regarding uses on the property issued on December 4, 2014. Applicant is also requesting an
 interpretation of the Zoning Ordinance should the appeal be denied. Pinelands</p> | <p>“A” Appeal & “B” Interpretation
 1301/34
 6324 Black Horse Pike
 Waiver of Time-No</p> |
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Motion / to grant requested appeal of Zoning Officer’s decision dated December 4, 2015. Vote: DiDonato, Epstein, Gunther, Lombardi, Martin, Parker, Rajput, Savini, Haines.

Motion / to grant requested interpretation of the Egg Harbor Township Zoning Ordinance Vote: DiDonato, Epstein, Gunther, Lombardi, Martin, Parker, Rajput, Savini, Haines.

MEMORIALIZATION OF RESOLUTION(S):

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| <p>1. <u>V01-15</u>
 <u>SP10-15</u>
 Garden State Outdoor, LLC</p> | <p>“D” Variance Relief (Height)
 Minor Site Plan
 404/11
 104 E. Parkway Drive</p> |
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Motion / to memorialize resolution granting requested general, minor site plan, D & C variance checklist waiver(s), “D” variance relief: §225-63(C)2: Sign height permitted: 80’ ft. prop., in lieu of 60’ ft. permitted, “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., and conditional minor site plan approval. Vote: DiDonato, Epstein, Gunther, Lombardi, Martin, Parker, Rajput, Savini, Haines.

SUMMARY MATTER(S):

Discussion of matters pertaining to the Board.

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| <p>A. General public discussion:</p> | <p>Motion / to open general public discussion
 Motion / to close general public discussion</p> |
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MOTION / TO ADJOURN AT P.M.: VOTE: DiDonato, Epstein, Gunther, Lombardi, Martin, Parker, Rajput, Savini, Haines

Theresa Wilbert, Secretary

