



# Township of Egg Harbor

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

## AGENDA ZONING BOARD OF ADJUSTMENT Regular Meeting

Monday, December 4, 2017, 7:00 p.m., prevailing time

Final Edition: 11/27/17

**Solicitor:** Timothy Maguire, Esquire  
**Engineer:** Matthew W. Doran, P.E. (Doran Engineering)  
**Planner:** Edward Walberg, P.P. (Remington, Vernick and Walberg)  
**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:**

Beth Epstein, Class IV	Chrissy Martin, Class IV
John Haines, Class IV, Chairperson	Andrew Parker, Class IV
Norma Lombardi, Class IV, 2nd V-Chair.	Riaz Rajput, Class IV
Vermell Macon, Alt. #I	Paul Savini, Class IV, Vice-Chair.
Andrew Madsen, Alt. #II	

**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:** Epstein, Lombardi, Macon, Madsen, Martin, Parker, Rajput, Savini, Haines

**MOTION / RECONVENE THE PUBLIC MEETING.** **Vote:** Epstein, Lombardi, Macon, Madsen, Martin, Parker, Rajput, Savini, Haines

**EXTENSION OF TIME:**

<b>1. V 02-97/SPPF 02-97 (Amended)</b>	<b>Extension of Time</b>
<b>Clayton Self Storage at EHT, LLC</b>	<b>6504/105</b>
Zone: NB, 6.63 ±, applicant received “d” variance and Preliminary/Final Major Site Plan approval in June, 1999, an expansion to the self-storage facility, as well as, a 200’ ft. telecommunications tower. Applicant constructed expansion, however, tower was not constructed. Applicant thereafter received Amended Preliminary/Final Major Site Plan approval in April, 2005 which included signs, mural, time and temperature display (sign) with tower location noted.	4015 Ocean Heights Avenue

Applicant is now seeking three one-year extension of time as provide pursuant to N.J.S.A. 40:55D-52.

**Motion / to grant requested three (3) one-year extension(s) of time pursuant to N.J.S.A. 40-55 – 52.** **Vote:** Aponte, Eykyn, Garth, Kearns, Kleiner, Levy, McCullough, Miller, Pfrommer, Pittaro, Rosenberg

**PUBLIC HEARING(S):**

<b>1. V 03-17</b>	<b>“d” Variance (Use) Relief</b>
<b>Timothy McManus</b>	<b>“C” Variance Relief</b>
Zone: RG-2, 3.69± acres, sewer/water,	<b>2417/5</b>
Applicant is seeking “d” variance relief to permit	6657 West Jersey Avenue

For the operation of a commercial tree service in the Waiver of Time – **Not Indicated** RG-2 zoning district where the use is not permitted and to allow for two uses on one (1) lot (residential and commercial), with the allowance of five (5) employee parking spaces and five (5) equipment parking spaces. Applicant is also seeking “C” variance relief for the rear yard setback of an existing solar voltaic generating facility and a waiver of site plan. Pinelands

**General Requirement(s) Checklist Waiver(s):**

1. **Item #7:** List of Witnesses
2. **Item #10:** Traffic Impact Assessment
3. **Item #11:** Letter of Interpretation from the N.J.D.E.P.

**“d” Variance Checklist Waiver(s):**

1. **Item #9:** Zoning district contained in the title block
2. **Item #29:** Distances of existing structures from property lines within 200’ ft. of the site
3. **Item #37:** Required road dedication
4. **Item #39:** Plans, profiles and cross sections of all proposed new streets and/or access to proposed streets
5. **Item #42(f-k):** Natural Resource Inventory Information
6. **Item #45:** Design Calculations
7. **Item #47:** Proposed easement of land reserved or dedicated to public or common use shall be designated and the proposed use of sites other than residential shall be noted

**Variance Relief:**

1. **§225-45(A)8:** Use variance to allow for a principal use (Commercial Tree Service) not permitted within the zone.
2. **§225-13(A):** Use variance to allow for two (2) principal uses on one (1) lot (residential and commercial)
3. **§225-45( C):** Accessory structure rear yard setback: 5’ ft. proposed; 10’ ft. required

**Motion / to open public portion**

**Motion / to close public portion**

**Motion / to grant requested General Requirement and “d” variance checklist waivers. Vote:** Epstein, Lombardi, Macon, Madsen, Martin, Parker, Rajput, Savini, Haines

**Motion / to grant requested 225-45(A)8: Use variance to allow for a principal use (Commercial Tree Service) not permitted within the zone. Vote:** Epstein, Lombardi, Macon, Madsen, Martin, Parker, Rajput, Savini, Haines

**Motion / to grant requested §225-13(A): Use variance to allow for two (2) principal uses on one (1) lot (residential and commercial). Vote:** Epstein, Lombardi, Macon, Madsen, Martin, Parker, Rajput, Savini, Haines

**Motion / to grant requested §225-45( C): Accessory structure rear yard setback: 5’ ft. proposed; 10’ ft. required Vote:** Epstein, Lombardi, Macon, Madsen, Martin, Parker, Rajput, Savini, Haines

**SUMMARY MATTER(S):**

**Discussion of matters pertaining to the Board.**

- A. **Discussion:** scheduling of January, 2018 Re-organizational and Regular Meeting.

- 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 \_\_\_\_\_, **2017, 7:00 p.m.**, prevailing time.

**MOTION / TO ADJOURN AT P.M.: Vote:** Epstein, Lombardi, Macon, Madsen, Martin, Parker, Rajput, Savini, Haines

Theresa Wilbert, Secretary

