



Township of Egg Harbor

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

AGENDA ZONING BOARD OF ADJUSTMENT Monday, December 7, 2015, 7:00 p.m. (prevailing time)

Final Edition: 12/04/15

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	Chrissy Martin, Class IV
Beth Epstein, Class IV	Andrew Parker, Class IV
Charles Gunther, Alt. I	Riaz Rajput, Alt. II
John Haines, Class IV, Chairman	Paul Savini, Class IV, V-Chair.
Norma Lombardi, Class IV	

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. <u>V02-15</u> | Use Variance |
| <u>SD05-15</u> | Minor Subdivision |
| Joy St. James | 8101/7 |
- Zone: CRW, 40.33 acres, Applicant is proposing 1135 Mays landing Somers Point Road use variance and two (2) lot minor subdivision Waiver of Time-**No** approval to separate existing engine repair business known as "Riverside Repair" from the Single Family Dwelling. Proposed lot#7 will consist of 33.99 acres and contain the existing marina, commercial buildings, storage trailers and the Riverside Repair engine repair business. The use variance is required because auto repairs is not a permitted use in CRW zone. Proposed lot#7.01 will consist of 6.34 acres and have the existing Single Family Dwelling. Well/Septic. CAFRA.

General Checklist Waiver(s):

- Item #10:** Traffic impact report
- Item #11:** Letter from the NJDEP indication there are no freshwater wetlands or transition areas within the subject property

Checklist Waiver(s) "D" Variance:

- Item #19:** Photograph of the site taken from the opposite side of street

2. Item #29: Line drawn on plan showing existing structures, distances from existing and proposed property lines, required setbacks zoning boundaries and lot dimensions
3. Item#42: Natural Resource Inventory Information
g, h, i, j &k
4. Item #45: Stormwater Management Calculations

Minor Subdivision Checklist Waivers:

1. Item#1c: Plans in Digital Format
2. Item#2: Scale of Plans
3. Item#3: Key Map
4. Item#11: Existing and proposed front, side and rear setbacks of all structures on site
5. Item#14: Site Characteristic Map
6. Item#15: Wetlands letter from the NJDEP
7. Item#16: Existing or proposed protective covenants or deed restrictions
8. Item#17: Soil Boring information
9. Item#18: Soil Boring Testing
10. Item#19: Area in which construction is precluded due to presence of stream corridors and or steep slopes
11. Item#21: Location of temporary stakes in the field

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

Motion / to grant requested “D Variance “approval. **Vote:** DiDonato, Epstein, Gunther, Lombardi, Martin, Parker, Rajput, Savini, Haines.

Motion / to grant requested minor subdivision approval. **Vote:** DiDonato, Epstein, Gunther Lombardi, Martin, Parker, Rajput, Savini, Haines.

MEMORIALIZATION OF RESOLUTION(S):

- | | | |
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| 1. | <u>V03-15</u>
Louis Altobelli | “A” Appeal
1301/34
6324 Black Horse Pike |
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Motion / to memorialize resolution granting the appeal of the Zoning Officer’s decision Dated December 4, 2014. **Vote:** DiDonato, Epstein, Lombardi, Martin, Parker, Savini, Haines.

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| 2. | <u>SPM 01-97 Amended #2</u>
WaWa, Inc. | Amend. Prel./Final Major Site Plan
101/1
Delilah and Tilton Road |
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Motion / to memorialize resolution granting requested general, major site plan checklist waiver(s), and conditional amended preliminary and final major site plan approval. **Vote:** DiDonato, Epstein, Lombardi, Martin, Parker, Savini, Haines

SUMMARY MATTER(S):

Discussion of matters pertaining to the Board.

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| 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

