

**CITY OF EGG HARBOR**  
**Municipal Building**  
**500 London Avenue**  
**Egg Harbor City, NJ 08215**

**EGG HARBOR CITY LAND USE BOARD**

The application, with supporting documentation, must be filed with the City and must be delivered to the Board Attorney, Engineer and Planning Consultant for review at least (21) business days prior to the meeting at which the application is to be considered.

To be completed by City staff only

Date Filed 2-28-20

Application No. #20-01 LUB

Land Use Board

Application Fees. 250.00

Escrow Deposit 350.00

Scheduled for: Review for Completeness \_\_\_\_\_ Hearing March 17, 2020

**I. SUBJECT PROPERTY**

Location: 1602-48 White Horse Pike Egg Harbor City NJ 08215

Tax Map Page \_\_\_\_\_ Block 52.07 Lot(s) 1

Page \_\_\_\_\_ Block \_\_\_\_\_ Lot(s) \_\_\_\_\_

Dimensions Frontage 600' Depth 600' Total Area 36,000 sq ft

Zoning District HC

**2. APPLICANT**

Name A+M Limer LLC Telephone Number 609-929-0250

Address 111 Cornell Dr Voorhees NJ 08043

Applicant is a Corporation  Partnership \_\_\_\_\_ Individual \_\_\_\_\_

3. DISCLOSURE STATEMENT

Pursuant to N.J.S.A. 40:55D-48.1, the names and addresses of all persons owning 10% of the stock in a corporate applicant or 10% interest in any partnership applicant must be disclosed. In accordance with N.J.S.A. 40:55D-48.2 that disclosure requirement applies to any corporation or partnership which owns more than 10% interest in the applicant followed up the chain of ownership until the names and addresses of the non-corporate stockholders and partners exceeding the 10% ownership criterion have been disclosed. (Attach pages as necessary to fully comply.)

Name Michael Maffei Address 111 Cornell Dr Interest 35%  
Voorhees NJ 08043

Name Salvina Maffei Address 111 Cornell Dr Interest 35%  
Voorhees NJ 08043

Name Matt Everett Address 223 Varner Dr Interest 30%  
Columbus NJ 08022

Name \_\_\_\_\_ Address \_\_\_\_\_ Interest \_\_\_\_\_

Name \_\_\_\_\_ Address \_\_\_\_\_ Interest \_\_\_\_\_

4. If owner is other than the applicant, provide the following information on the

Owner's Name George Egrie

Address 119 North Troy Ave Vantnor City NJ 08406

Telephone Number 609 822 2746

5. Property Information:

Restrictions, covenants, easements, association by-laws, existing or proposed on the property:

Yes (attach copies) \_\_\_\_\_ No \_\_\_\_\_ Proposed See attached. Request that approval  
for linen/laundry use of unit 4 - (5670 sq. ft.)  
be relocated to unit 1 - (6000 sq. ft.) with  
office/admin space (3,000 sq. ft.).

Note: All deed restrictions, covenants, easements, association by-laws, existing and proposed must be submitted for review and must be written in easily understandable English in order to be approved.

Present use of the premises: Present use of Unit 1 - and office/admin.

Present use of Unit 4 is laundry/linen. Request is to

relocate the use of unit 4 to unit 1.

6. Applicant's Attorney Juliana M. Petito Esq  
Address 181 Haddon Ave West Berlin NJ 08091  
Telephone Number 856 207-6916  
Fax Number \_\_\_\_\_

7. Applicant's Engineer TJD Architects + Engineers/Thomas D Arigo  
Address 135 American Ave Bridgeton NJ 08302  
Telephone Number 856-455-4422  
Fax Number 856 455-4694

8. Applicant's Planning Consultant TJD Architects + Engineers/Thomas D Arigo  
Address See above  
Telephone \_\_\_\_\_  
Fax Number \_\_\_\_\_

9. Applicant's Traffic Engineer Thomas D Arigo/ TJD Architects + Engineer  
Address See Above  
Telephone Number \_\_\_\_\_  
Fax Number \_\_\_\_\_

10. List any other expert who will submit a report or who will testify for the Applicant:  
(Attach additional sheets as may be necessary).  
Name Thomas D' Arigo  
Field of Expertise \_\_\_\_\_  
Address \_\_\_\_\_  
Telephone Number \_\_\_\_\_  
Fax Number \_\_\_\_\_

11. APPLICATION REPRESENTS A REQUEST FOR THE FOLLOWING:

**SUBDIVISION:**

Minor Subdivision Approval

Subdivision Approval (Preliminary)

Subdivision Approval (Final)

Number of lots to be created  
(Including remainder lot)

Number of proposed dwelling units \_\_\_\_  
(if applicable)

**SITE PLAN:**

Minor Site Plan

Preliminary Site Plan Approval (Phase (if applicable) \_\_\_\_\_)

Final Site Plan Approval (Phase (if applicable) \_\_\_\_\_)

Amendment or Revision to an Approved Site Plan *Unit 4 to Unit 1 (first floor)*

Area to be disturbed (square feet or acreage) *None - ~~the~~ Reallocation of approved Laundry tenant space within the same building. Relocation of use within existing structure.*

Number of proposed dwelling units (if applicable) \_\_\_\_\_

Request for Waiver from Site Plan Review and Approval

Reason for request: \_\_\_\_\_

Informal Review

Request for Re Zoning and /or Amendment to Master Plan

Appeal decision of an Administrative Officer (N.J.S.A. 40:50D-70a)

Map or Ordinance Interpretation or Special Question (N.J.S.A. 40:55D-70b)

Variance Relief (hardship) [N.J.S.A. 40:55D-70c (!)]

Variance Relief (substantial benefit) [N.J.S.A. 40:55D-70c (2)]

Variance Relief (use) [N.J.S.A. 40:55D-70d]

Conditional Use Approval [N.J.S.A. 40:55D-67]

Direct issuance of a permit for a structure in bed of a mapped street, public drainage way, or flood control basin [N.J.S.A. 40:55D-34]

Direct issuance of a permit for a lot lacking street frontage [N.J.S.A. 40:55D-34]

Other Relief [specify] *Relocation of use within existing structure.*

12. Section (s) of Ordinance from which a variance is requested:

None

13. Waivers Requested of Development Standards and/or Submission Requirements: [attach additional pages as needed]

None

14. Attach a copy of the Notice to appear in the official newspaper of the Municipality and to be mailed to the owners of all real property, as shown on the current tax duplicate, located with the State and within 200 feet in all directions of the property which is the subject of this application. The publications and the service on the affected owners must be accomplished at least 10 days prior to the date scheduled by the Administrative Officer for the hearing. An affidavit of service on all property owners and a proof of publication must be filed before the application will be complete and the hearing can proceed.

15. Explain in detail the exact nature of the application and the changes to be made at the premises, including the proposed use of the premises: [attach pages as needed]

Approval relocated to unit 1  
from other end of building unit 4

16. Is a public water line available?

17. Is public sanitary sewer available?  yes

18. Does the application propose a well and septic system? N/A previously approved.
19. Have any proposed new lots been reviewed with the Tax Assessor to determine appropriate lot and block numbers? N/A
20. Are any off-tract improvements required or proposed? N/A
21. Is the subdivision to be filed by Deed or Plat? N/A
22. What form of security does the applicant propose to provide as performance and Maintenance guarantees? N/A
23. Other approvals which may be required and date plans submitted: N/A

		Date Plans Submitted
City of Egg Harbor Water Department	Blank	
City of Egg Harbor Sewerage Department	Blank	
Atlantic County Board of Health	Blank	
Atlantic County Health Department	Blank	
Atlantic County Planning Board	Blank	
Atlantic County Soil Conservation Dist.	Blank	
NJ Council on Affordable Housing	Blank	
NJ Department of Environmental Protection	Blank	
Sewer Extension Permit		
Sanitary Sewer Connection Permit	Blank	
Stream Encroachment Permit	Blank	
Waterfront Development Permit	Blank	
Wetlands Permit	Blank	
Tidal Wetlands Permit	Blank	
Portable Water Construction Permit	Blank	
Other	Blank	
NJ Department of Transportation	Blank	
Public Service Electric & Gas Company	Blank	
Other:	Blank	
Other:	Blank	

24. Certification from the Tax Collector that all taxes due on the subject property have been paid
25. List of Maps, Reports and other materials accompanying the application (attach additional pages as required for complete listing).

It is the responsibility of the Applicant to mail or deliver copies of the application form and all supporting documents to the members of the professional staff [Engineer, Planning Consultant, Attorney for the Board to which the Applicant is submitted] for their review. The documentation must be received by the professional staff at least fifteen [15] business days prior to the meeting at which the application is to be considered, otherwise the application will be deemed incomplete. A list of the professional staff is attached to the application form.

Quantity	Description of item
<u>1</u>	<u>Sketch showing relocation of previous use approval with New location noted.</u>
<u>1</u>	<u>Letter to George Egnie from Egg Harbor City re: 1/21/2020 meeting</u>
<u>1</u>	<u>Resolution: #6 of 2015</u>
<u>1</u>	<u>Resolution: #6 of 2017</u>
<u>1</u>	<u>City of Egg Harbor Munic. Land Use Board Minutes Dec. 19, 2017</u>
<u>1</u>	<u>Timothy D. Michal, Inc. to Egg Harbor City Dec. 12, 2017</u>
<u>1</u>	<u>Swiderski Assoc. to Egg Harbor City 12/13/17</u>
<u>1</u>	<u>RVE Engineers to Egg Harbor City 12/16/17</u>

26. The Applicant hereby requests that copies of the reports of the professional staff reviewing the application be provided to the following of the applicant's professionals.

*Specify which reports are requested for each of the applicant's professionals or whether all reports should be submitted to the professional listed.*

<u>Applicant's Professional</u>	<u>Reports Requested</u>
<input checked="" type="checkbox"/> Attorney	<u>ALL</u>
<input checked="" type="checkbox"/> Engineer	<u>ALL</u>
<input type="checkbox"/> Other	

CERTIFICATIONS

I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual Applicant or that I am an Officer of the Corporate Applicant and that I am authorized to sign the application for the Corporation or that I am a general partner of the partnership applicant.

[If the Applicant is a corporation this must be signed by an authorized corporate officer. If the Applicant is a partnership, this must be signed by a general partner.]

Sworn to and subscribed before me this 28th Day of Feb, 2020.

NOTARY PUBLIC  
WENDY WONG  
NOTARY PUBLIC  
STATE OF NEW JERSEY  
MY COMMISSION EXPIRES OCTOBER 24, 2020

SIGNATURE OF APPLICANT

27. I certify that I am the Owner of the property which is the subject of this application, that I have authorized the Applicant to make this application and that I agree to be bound by the application, the representations made and the decision in the same manner as if I were the Applicant.

[If the owner is a corporation this must be signed by an authorized corporate officer. If the Owner is a partnership, this must be signed by a general partner.]

Sworn to and subscribed before me this 28th day of Feb, 2020.

WENDY WONG  
NOTARY PUBLIC  
STATE OF NEW JERSEY  
MY COMMISSION EXPIRES OCTOBER 24, 2020

x SIGNATURE OF APPLICANT

28. I understand that the sum of \$ 250.00 has been paid to the City of Egg Harbor as a Non-Refundable Application Fee.

Date 2/28/20

SIGNATURE OF APPLICANT

29. I understand that the sum of \$ 350.00 has been deposited in an escrow account (Builder's Trust Account). In accordance with the Land Development Ordinance of the City of Egg Harbor, I further understand that the escrow account is established to cover the cost of Professional services including engineering, planning, legal and other expenses associated with the review of applications for development, review and preparation of documents, inspection of improvements, the publication of the decision by the Board or other purposes under the provisions of the Municipal Land Use Law. Sums not utilized shall be returned. If additional sums are deemed necessary, I understand that I will be notified of the required additional amount and shall add that sum to the escrow account within fifteen (15) days.

Date 2/28/20

SIGNATURE OF APPLICANT



Egg Harbor City Zoning Office  
500 London Avenue  
Egg Harbor City, NJ 08215  
609-965-1616

## EGG HARBOR CITY



### Zoning & Land Use Board

**BLOCK #: 52.07      LOT #: 1 & 2**

**ADDRESS: 1602 White Horse Pike**

To: Mr. George Egrie dba Theatre Park Productions Inc.  
119 North Troy Avenue  
Ventnor City, NJ 08406

From: Steve Hadley- Zoning Officer- City of Egg Harbor City  
500 London Avenue  
Egg Harbor City, NJ 08215

Re: Application for business at Theatre Park Productions.

Mr. Egrie,

Based on conversations with Ryan McGowan, the Engineer for the Land Use Board, we wanted to clarify several points with you about the continued use of your building located at 1602 White Horse Pike. As you remember we conducted a walk through with you on Tuesday, 01/21/2020 and we agreed that you were now the sole owner of the remaining mattresses and mirrors, picture frames and other assorted items. You then attended the Land Use Board meeting later that same evening. As a follow up to that meeting I met with Ryan McGowan along with Donna Heffley at City Hall and the following items were discussed as it pertains to your continued use of your building.

- 1- You presented Donna with a color coded diagram of the present layout of your building. Hopefully you maintained a copy of it for reference purposes. The area outlined in red is for Earl Girls Inc., and obviously that was pre-approved and there are no issues with that. The next area in question is the area outlined in orange which was Kertz's and now is intended to be for J & B Auto Restoration. That was approved by us but he still must obtain a Mercantile License, have that portion of the building inspected (CCO) by the Construction Official and also have a fire inspection conducted our Fire Marshall, Ed

Egg Harbor City Zoning Office  
500 London Avenue  
Egg Harbor City, NJ 08215  
609-965-1616

Vincent. On this same diagram you show the area in blue to be dedicated for Mike Maffri Inc. however in the original approval issued by the city, the linen company was to go into the area highlighted in yellow. The City is in agreement to allow them to operate in the area highlighted in yellow but not the area in blue. If you are insistent upon the linen company occupying the area highlighted in blue then you will have to re-submit a request to the Land Use Board for approval on this. Regardless of which area they locate in, they will also have to obtain their mercantile license and have the same inspections as stated above.

- 2- Pursuant to the inspection conducted back in April of 2018, if the linen company comes into the building, there were certain requirements that had to be taken care of. These are listed as the need of a sprinkler test and an alarm test. There were no emergency lights or exit lights and there were no bathroom facilities. There is still an outstanding open electric permit that needs to be closed out and the separate units needed to be divided by fire rated walls.
- 3- On your diagram you have extended the amount of space allocated for the yellow shaded area from what was on the original plans submitted and approved. The City has agreed on allowing it to go as drawn on your newly submitted drawing.
- 4- "IF" you opt to seek out a 4<sup>th</sup> occupant for the building, providing that the nature of the business is allowable for the Highway Commercial zone, then there will not be any need to go before the Land Use Board for this approval, however if the nature of the business is anything but what is allowed, then you will have to go back before the Board for approval.

We are also sending to you copies of the resolutions from the City, copies of meeting minutes as well as a copy of the color coded drawing you provided to us for reference.

If you have any questions or concerns feel free to reach out to either Ryan McGowan or myself.

Thank you,

Steve Hadley

**RESOLUTION: #6 of 2015**

**CITY OF EGG HARBOR CITY PLANNING BOARD**

**APPLICANT'S NAME:** Kertz Auto Body and Restoration  
**APPLICATION NUMBER:** 6-15 LUB  
**APPLICATION FOR:** Waiver of Site Plan  
**PROPERTY ADDRESS:** Block 52.07, Lot 1  
on the current tax map of Egg Harbor City  
**DATE(s) OF HEARING:** September 15, 2015  
**DATE OF APPROVAL:** September 15, 2015  
**DATE OF MEMORIALIZATION:**

**A RESOLUTION MEMORIALIZING EGG HARBOR CITY PLANNING BOARD'S  
DECISION TO WAIVE SITE PLAN REVIEW**

**SUMMARY OF THE CASE**

1. The Application was filed by Kertz Auto Body and Restoration LLC (hereinafter referred to as "Applicant"), seeks waiver of site plan review regarding the premises (hereinafter referred to as "Site"). Section 170-27C of the Egg Harbor City Developmental Ordinance provides: "Site plan review may be waived by the Planning Board if it determines that the development would not result in any significant impact on the site or surrounding area.
2. The Applicant was represented by George Emmer, Esq.
3. A hearing was held with respect to this Application on September 15, 2015.
4. Appearing on behalf of the Applicant were the following witnesses:

Daniel Kertz Owner Kertz Auto Body and Restoration LLC  
Mr. Egree, Owner of Property

**FINDINGS OF FACT**

1. Kertz Auto Body and Restoration LLC submitted a Waiver of Site Plan Application for property located at 1602 White Horse Pike, Block 52.07 Lot 1. The property is bounded by Bremen Avenue, Atlantic Avenue, Baltimore Avenue and the White Horse Pike.
2. The Board was provided photographs depicting the existing structure, ingress and egress, fencing and existing landscaping.
3. The Board was provided a Land Title Survey by Thomas H. Darcy, PLS dated 10/22/97.

4. The Zoning Map, City of Egg Harbor show the property to be in a Highway Commercial Zone.
5. The Applicant provided a drawing of the intended use of the site with their application for a waiver of site plan. This drawing shall be incorporated as testimony into the waiver as representative of the applicant's intentions for use of the property.
6. Egg Harbor City Code Section 170-56 lists automotive service stations and repair garages as conditional uses based on compliance with restrictions set forth in the Ordinance.
7. No expansion of the building is requested in this review.
8. Two new parking access pads will be constructed as indicated on the provided plans which will be used to access the building to vehicular traffic.
9. The business will operate from 7 am to 6 pm and will not require any additional lighting. Existing lighting on the building will be maintained. If the applicant desires to operate during evening hours they must provide a lighting plan to the City Engineer.
10. The applicant provided testimony that they will provide 25 parking spaces. Five will be at the front of the building along Baltimore Avenue. Ten parking spaces shall be inside of the building. Ten spaces shall be provided behind the building.
11. All repairs shall be done inside of the building.
12. There shall be no outdoor storage of parts or materials related to this business.
13. The applicant testified that the City Planner provided a copy of the municipal ordinance related to signage and he is requested no relief related to signage from the ordinance.
14. No gas pumps shall be located or operated as part of this business.
15. The applicant agreed to accept the recommendations of the City Planner in regard to landscaping including 46 shrubs which should be planted in clusters.
16. The applicant testified they will add no fencing at the front of the building. At the rear of the building the existing fencing will be improved as necessary to secure the area at the rear of the building.
17. The applicant testified that trash and recycling containers will be kept inside the fenced area at the rear of the building. The applicant uses dumpsters to service their business.
18. Applicant will pave Baltimore Avenue from the White Horse Pike to the second entrance driveway at the front of the building according to the guidelines set forth in the City Ordinance.
19. The Landlord agreed to paint the building as a condition of this waiver.
20. The Landlord and Applicant testified there would be no boat storage or trailer storage on the property.
21. The Landlord and Applicant as a condition of this waiver agree to remove all refuse from the exterior of the building.
22. Handicapped parking will be provided near the access closest to White Horse Pike at what will be the offices of the business. Handicapped parking will conform to established standards.
23. The applicant testified there will be no auto sales as part of the business.
24. The Board received testimony from both the Applicant and the Owner of the building regarding parking and current conditions of the site.
25. The Owner of the building provided testimony that his son currently is using the portion of this large building not before the Board for storage.

outback

must do

must complete

26. Any large truck deliveries will use the existing loading dock at the rear of the building. Box truck deliveries are anticipated a few times per day and shall utilize Baltimore Avenue and the front of the building.
27. The applicant testified that their business serves many classic car enthusiasts and provided a binder of examples of his work for the Board to review.
28. The applicant testified they will not be operating any towing operation as part of the business presented to the Board. Any towing to or from the site will be done by private haulers.
29. The applicant testified that automotive parts would not be stored outside of the building.
30. The applicant testified that he would be installing security measures and would provide pertinent information to the Egg Harbor City Police and Fire Departments.
31. The applicant provided testimony that automotive fluids would be disposed of following acceptable industry regulations and guidelines.

### CONCLUSIONS OF THE BOARD

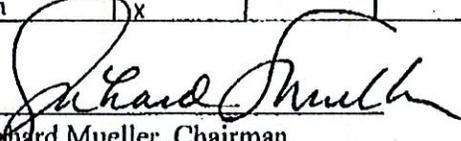
1. The Board grants Waiver of Site Plan Review as requested by the Applicant finding based on the testimony presented there will be no significant impact on the surrounding area by granting this request, providing the following conditions are satisfied:
  - a. Incorporation of recommendations made in City Planner Tim Michel's report dated September 10, 2015 which was circulated to the applicant and Board.
  - b. All repair work shall be carried on in fully enclosed structures.
  - c. Outdoor storage of equipment or parts shall not be permitted.
  - d. An ADA compliant parking plan shall be provided to the Municipal Engineer for review and approval.
  - e. Information regarding the security system installed by the applicant shall be shared as appropriate with the Egg Harbor City Police and Fire Department.
  - f. A lighting plan shall be approved by the Municipal Engineer.
  - g. The applicant has met their burden to be permitted to be a second tenant on this property.
  - h. In the event either tenant of this property should vacate any new tenant shall be required to come before this Board for consideration of that new use.

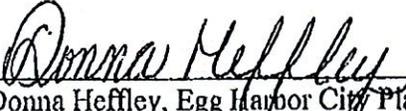
NOW THEREFORE, BE IT RESOLVED, the EGGHARBOR CITY PLANNING BOARD accepts and approves the Applicant's request for Amendment of Approved Site Plan granted September 15, 2015.

**ROLL CALL VOTE**

**EGG HARBOR CITY  
PLANNING BOARD**

	In Favor	Opposed	Abstain	Absent
G. Mueller	x			
R. Colby	x			
L. Jampetti	x			
E. Dennis	x			
D. Milne	x			
D. McKenna		x		
T. Warker		x		
M. McKenna				x
J. Peterson	x			
G. Torres				x
J. Garth	x			

BY:   
Gerhard Mueller, Chairman,  
Egg Harbor City Planning Board

ATTEST:   
Donna Heffley, Egg Harbor City Planning Board Secretary

DATE MEMORIALIZED: 10-20-15



**KERTZ AUTOBODY  
(AND)  
RESTORATIONS LLC**

1602 White Horse Pike

Egg Harbor City, NJ 08215

609-377-8267

City of Egg Harbor City

500 London Avenue

Egg Harbor City, NJ 08215

Re: Temporary Certificate of Occupancy

**KERTZ AUTO BODY  
& RESTORATION**

collision repair  
custom fabrication - hot rods - muscle cars - rat rods

PHONE 609-377-8267  
FAX 609-377-8278  
kertzabody@gmail.com  
kertzautobody.com

1602 White Horse Pike  
Egg Harbor City, NJ 08215

Dear Sir,

At the present time, the building at the above address has been granted a temporary certificate of occupancy with conditions that need to be addressed. Due to the extreme weather this winter has bestowed upon us, I respectfully ask for an extension on my TCO. The work will be started in the spring as the winter conditions make these tasks impossible. I do appreciate your understanding and consideration in this matter.

Respectfully,

4/1/18

Dan Kertz

Owner, Kertz Auto Body and Restorations, LLC

**RESOLUTION NO. 6 of 2017**  
**EGG HARBOR CITY**  
**MUNICIPAL LAND USE BOARD**  
**RE: APPLICATION NO. 17-06 LUB**

- Approved, In Part
- Specific Conditions
- General Conditions
- Denied, In Part

*Applicant:* Theatre Productions Park, Inc.  
*Subject Property:* 1602-1648 White Horse Pike  
Egg Harbor City, NJ 08215  
Block 52.07, Lots 1 and 2

- Minor Subdivision
- Major Subdivision Preliminary
- Major Subdivision Final
- Minor Site Plan Preliminary
- Minor Site Plan Final
- Major Site Plan Preliminary
- Major Site Plan Final
- Bulk Variances
- Design Waivers/Exceptions
- Other: Amended Preliminary and Final Major Site Plan and Use Variance Approval

*Owner:* Theatre Productions Park, Inc.  
119 North Troy Avenue  
Ventnor City, NJ 08406

*Action:* December 19, 2017  
and January 16, 2018  
*Memorialized:* May 15, 2018

WHEREAS, the Applicant has applied to the Egg Harbor City Municipal Land Use Board (the "Board"), a joint land use board pursuant to N.J.S.A. 40:55D-25c(1), for the following approval(s):

Amended preliminary and final major site plan and use variance approval, together with design waiver/exception relief, to allow the occupancy and operation of both a linen business and pool manufacturer on-site, in addition to the 2 existing tenants.

WHEREAS, the property has an address of 1602-1648 White Horse Pike, Egg Harbor City, New Jersey 08215, is designated as Block 52.01, Lot 1 and 2 on the Tax Map of Egg Harbor City, and is located in the Highway Commercial (HC) Zoning District; and

WHEREAS, the application requires the following relief from the standards of the Egg Harbor City Land Use and Development Ordinance:

I. "D" ("Use") Variance Relief

From Code § 170-18C to permit a total of 4 uses (tenants) on-site whereas only 1 use

per lot is permitted and only 2 uses (tenants) on the subject property were previously approved.

From Code § 170-18A (Attachment 10) to permit the operation of a pool manufacturer on-site where such use is not permitted.

**II. “C” (“Bulk”) Variance Relief**

None.

**III. Design Waivers/Exceptions**

From Code § 170-38B(2)(c), which requires a minimum of 3 tree plantings.

From Code § 170-40C, which requires the installation of sidewalks along all streets.

WHEREAS, the application was considered by the Board at two public hearings which were held on December 19, 2017 and January 16, 2018, respectively; and

WHEREAS, at the time of such hearings, the application, was presented by John Scott Abbott, Esq., attorney for Applicant, supported by the sworn testimony of William S. Swiderski, PE, of Swiderski Associates, engineer for Applicant, and Roy Egrie, son of George Egrie, Applicant, and pursuant to the following (*plans, reports and other documentation submitted by Applicant and its professionals, as applicable*):

- a. Land Use Board Application submitted by Applicant;
- b. Plans prepared by William S. Swiderski, PE, of Swiderski Associates, dated November 22, 2017, last revised December 14, 2017;
- c. Letter from William S. Swiderski, PE, of Swiderski Associates, dated December 13, 2017;
- d. Photographs of site;
- e. Resolution No. 2-1998; and
- f. Exhibits presented at the public hearing as follows:
  - A-1 through A -8 – Photographs taken by Roy Egrie, dated December 15, 2017
  - A-9 – Letter from William S. Swiderski, PE, of Swiderski Associates, dated December 13, 2017; and

WHEREAS, a public hearing  was not required; or

WHEREAS, a public hearing  was required and the Board has considered that public comments

- were not made by the public
- were made in favor of all or some aspect of the application
- were made against all or some aspect of the application; and

WHEREAS, it appears that all jurisdictional and procedural requirements of the applicable City Ordinances have been met; and

WHEREAS, the Board has considered the application and the evidence and arguments submitted by the Applicant in support thereof; and

WHEREAS, the Board has considered the recommendations and comments of its professional staff and the following written reports:

- Engineer report(s) dated December 16, 2017;
- Planner report(s) dated December 12, 2017;
- Traffic Consultant report(s) dated \_\_\_\_\_;

Copies of which are attached hereto and made a part hereof; and

WHEREAS, the Board has made the following Findings of Fact and Conclusions:

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. The property subject of the application is located at 1602-1648 White Horse Pike, Egg Harbor City, New Jersey 08215, designated as Block 52.07, Lots 1 and 2 on the official Tax Map of Egg Harbor City, and located in the Highway Commercial (HC) Zoning District.
2. Applicant was previously granted a use variance by the Board in February 1998 by way of resolution 2-1998 to permit light industrial fabrication and storage on-site; a use which is not otherwise permitted. Moreover, said approval granted Applicant the right to maintain 2 tenants on-site where only 1 is allowed under the City Code.
3. Applicant applied to the Board for use variance, design waivers/exception and amended preliminary and final major site plan approval to increase the number of tenants on-site from 2 to 4 and to permit manufacturing on-site. The 2 additional tenants proposed by Applicant include a linen business and a pool manufacturer.
4. As the addition of a 2 additional tenants (uses) on site is in contravention of Code § 170-18C, a use variance pursuant to N.J.S.A. 40:55D-70d is required. Moreover, a use variance pursuant to N.J.S.A. 40:55D-70d is required in connection with the proposed pool manufacturer as manufacturing of the type is not a permitted use within the HC zone.

5. At the December 19, 2017 hearing on its application, and in response to concerns raised by the Board in connection with the pool manufacturing component of its application, Applicant agreed to continue that portion of the application concerning the pool manufacturer to a later date and to allow the Board to render a decision on the linen business only at that time, which it did. The Board subsequently rendered decisions regarding the use variance for the pool manufacturer and the overall site plan at the January 16, 2018 hearing, as discussed further herein.
6. Applicant requires 2 design waivers/exception in connection with the application, to wit: (1) from Code § 170-38B(2)(c), which requires a minimum of 3 tree plantings; and (2) from Code § 170-40C, which requires the installation of sidewalks along all streets.
7. The December 19, 2017 Hearing on the Application:
  - a. Mr. Swiderski was accepted by the Board as an expert witness in his field and testified accordingly. He testified that the existing 2 tenants on-site, being Earl Girls, Inc. and Kertz's Restoration, would remain in operation. Mr. Swiderski further testified that the proposed linen business would be operated by Carmines Hotel and Motel Laundry. He explained that laundry is collected and washed at a different location and then stored on-site, where it is then transported to facilities in Atlantic City. Mr. Swiderski stated that the normal hours of operations of from 8 AM to 6 PM.
  - b. Mr. Egrie testified that since obtaining approval for Kertz's Restoration in 2015, the following renovations have been made to the site: (1) updated electrical system, sprinkler system, gas service, and spray booth; (2) completed street repairs, including asphalt and curbing; and (3) approximately 60% of the building has been painted to date. Mr. Egrie further testified that renovation efforts are ongoing and the majority of Applicant's budget was initially invested in making the street repairs. According to Mr. Egrie, Applicant is looking into making additional renovations, including establishing additional storage space, cleaning up the site, repairing paving within fenced in area of site, and storing vehicles serviced by Kertz's restoration inside of the building.
  - c. The Board considered the reports of its professionals, to wit: Timothy D. Michel, Board Planner and Ryan A. McGowan, Board Engineer. In reviewing Mr. Michel's report, it was noted that while there are three trailers parked on-site, which is not allowed under the City Code, said trailers are not used for storage and are thereby permitted to remain. The Board went on to discuss the requirement of providing sidewalk along all street frontages, to which they concluded Applicant would not be required to do so since the NJDOT is taking on a project along the Route 30 corridor, in which they will be installing curbing down the entirety of White Horse Pike.
8. The January 16, 2018 Hearing on the Application:

- a. Mr. Abbot stated that the Applicant was no longer interested in pursuing the use variance for the pool manufacturer, but that Applicant would still like the Board to render an interpretation for such use.
  - b. Mr. Swiderski testified that Applicant was only moving forward for approval of the 3<sup>rd</sup> tenant – being the linen business – and that the 4<sup>th</sup> unit would remain vacant for the time being. He further testified that a total of 31 parking spaces were being provided in connection with the application; 28 parking spaces being for employees, 3 parking spaces for members of the public, and 3 handicapped parking spaces. Moreover, Mr. Swiderski testified that the installation of a “Stop” sign on Bremen Avenue was proposed. Mr. Swiderski asserted that Applicant would require a design waiver/exception as they were not proposing to install the 640 feet of sidewalk required by the City Code. In place of the requisite sidewalk, Applicant proposed the installation of landscaping to buffer the façade of the building. Finally, Mr. Swiderski testified that Applicant agreed to comply with the recommendations contained within the Board Engineer’s report and further agreed to provide slats in the existing fence.
  - c. The Board, together with its professionals, discussed the potential installation of sidewalks and concluded that Applicant should be required to install the requisite sidewalks at the time a 4<sup>th</sup> tenant is secured. The Board raised additional concerns regarding the conditions of the previous approval granted to Applicant; specifically noting that a number had not yet been complied with – the majority of which relate to the appearance and maintenance of the site – and that the completion of same should be made a condition of the approvals now sought.
9. At the conclusion of applicant’s presentation at both the December 19, 2017 and January 16, 2018 hearings, the Board opened the meeting to members of the public for comments or questions, though no individuals came forth either time.

WHEREAS, at the December 19, 2017 hearing, upon motion duly made and seconded, the Board voted to grant Applicant’s application for a use variance to permit the operation of the proposed linen business on site, thereby allowing a 3<sup>rd</sup> use (tenant) where only 1 is permitted and only 2 were previously approved; and

WHEREAS, in support of its determination, the Board found that its questions were satisfactorily addressed and that the purposes of the Municipal Land Use Law would be advanced by the application because the site is particularly suited for the proposed additional use of a linen business and there will be no negative impacts to the zoning ordinance, zoning plan or surrounding area; and

WHEREAS, at the January 16, 2018 hearing, upon motion duly made and seconded, the Board voted to deny Applicant’s application for a use variance to permit the proposed pool manufacturer and to grant Applicant’s application for use variance approval to permit a 4<sup>th</sup> use (tenant) where they had previously approved 3 uses (tenants), as well as Applicant’s application

for amended preliminary and final major site plan approval, together with design waiver/exception relief; and

WHEREAS, in support of its determination, the Board found that to approve the proposed use of pool manufacturing would be improper on the basis that Applicant no longer sought to engage a tenant for such use; and

WHEREAS, with respect to Applicant's application for use variance and amended preliminary and final major site plan approval, together with design waiver/exception relief, the Board found that its questions were satisfactorily addressed, that the purposes of the Municipal Land Use Law would be advanced by the application because the site is particularly suited for the addition of a 4<sup>th</sup> use (tenant) and the proposed site modifications would be an improvement over the existing conditions, and there will be no negative impacts to the zoning ordinance, zoning plan or surrounding area; and

#### SPECIFIC CONDITIONS OF APPROVAL

1. The trailers which currently exist on site shall be permitted to remain but may only be used for the purposes of hauling/transporting equipment and shall not be permitted to be used for storage.
2. Applicant shall be permitted to take on a 4th tenant so long as the use proposed by such tenant is consistent with the permitted uses within the HC zone. Applicant shall be required to apply for a zoning permit, certificate of continued occupancy, and a mercantile license in connection with any such 4<sup>th</sup> tenant. However, prior to Applicant being permitted to take on a 4<sup>th</sup> tenant, all conditions of approval contained herein, together with all conditions of approval set forth in connection with Applicant's previous approval (See Resolution No. 2-1998), shall be complied with. Failure to comply with all such conditions shall effectively estop Applicant from the addition of a 4<sup>th</sup> tenant (use) on site.
3. In the event a 4<sup>th</sup> tenant (use) is properly implemented pursuant to those conditions set forth in the preceding paragraph, Applicant shall install sidewalk as required by Code § 170-40C and install 10 trees along White Horse Pike within 6 months of the commencement of such tenant's occupancy.
4. All outdoor storage, trash and recycling shall be located and maintained within the fenced in area of the site.
5. Should Applicant seek to permit more than 4 tenants (uses) on site, they shall be required to submit an application for site plan waiver to the Board; except that, should site modification be proposed, an application for site plan approval, as appropriate, shall be required.
6. Applicant shall comply with all comments contained within the review letters of the Board Planner and Board Engineer, except as modified herein.

7. Applicant shall comply with all conditions contained within Resolution No. 2-1998.

#### GENERAL CONDITIONS OF APPROVAL

1. A brief notice of this decision shall be published by the Board Secretary in the official newspaper of the City at the Applicant's expense. The aforementioned notice shall be sent to the official newspaper for publication within 10 days of the date this decision is memorialized (City Code § 170-6D(9)). A proof of publication shall be filed with the Secretary of the Board within 30 days of the date the decision is memorialized.
2. The Applicant shall promptly pay any professional staff fees billed in excess of the required application escrows.
3. These General Conditions of Approval shall be binding upon the Applicant, the owner, and any successors and/or assigns of either.
4. The Specific Conditions of Approval, if any, shall be binding upon the Applicant, the owner and any successors and/or assigns of either.
5. The Applicant shall be required to obtain all outside agency approvals.
6. Any improvement(s) to be constructed as a result of the Board approving this application shall be constructed and operated in full compliance with the Code of Egg Harbor City, the Revised Statutes of the State of New Jersey and any other applicable local, county, state and/or Federal law.
7. Unless specifically waived in whole or in part and noted in the Specific Conditions of this Approval, if the above application involves the granting of a final major subdivision approval or a final site plan approval or the approval for the issuance of a zoning permit, the Applicant, in order to assure the installation and maintenance of all required improvements required by the approval or as a condition to the issuance of a zoning permit, shall furnish written performance guarantees and written maintenance guarantees in the form(s) which comply with the provisions of N.J.S.A. 40:55D-53, et seq. and the Egg Harbor City Code. The amount of each performance guarantee shall equal 120% of the amount estimated by the City Engineer as the cost of installing the required improvements. The maintenance guarantee shall equal 15% of the cost of the improvements and shall cover a period of 2 years after final acceptance of the improvements.
8. If the above application involves the granting of a final subdivision or final site plan approvals, the Chairperson and Secretary of the Board shall not sign the Final Subdivision Plat or Final Site Plan or shall any zoning permit issue until the Applicant has posted the required performance guarantee and Applicant has demonstrated that all conditions of the final approval have been satisfied.

9. Applicants seeking preliminary and/or final site plan and/or subdivision approval shall:
  - A. Submit 5 copies of a complete survey of the property (except for streets) to be dedicated, which survey shall be performed and certified by a licensed surveyor.
  - B. Submit a topographic survey showing contour intervals of 2 feet at a scale no larger than one inch equaling 100 feet.
  - C. Submit 5 copies of complete (as-built) plans of any improvements, except for streets, on the subject property.
  - D. When applicable, submit a deed of conveyance, approved as to form, content and description by the City Solicitor. The said deed shall contain provision for the signature of the Chairperson and Secretary of the Board. Where streets are offered for acceptance, a legal description by metes and bounds describing the centerline shall be included.
  - E. When applicable, obtain title insurance naming the City of Egg Harbor as the insured party in an amount equal to the fair market value of dedicated property; this requirement shall not pertain to the streets. In the case of drainage easements not shown on or generated after the final plan is filed in the County Clerk's Office and property having a fair market value of one thousand dollars (\$1,000.00) or less, a title search indicating marketable title shall be sufficient, provided said search is certified by a title insurance company authorized to do business in the State of New Jersey.
10. If a minor subdivision approval has been granted, such approval shall lapse unless within 190 days from the date the approval has been granted the Applicant either files a plat in conformity with the approval and the "Map Filing Law" (N.J.S.A. 46:23-99 et seq.) or records a deed with the County Clerk which clearly describes the approved minor subdivision and files a copy of the deed with the City's Engineer and the City's Tax Assessor. Such deed shall also be signed by the Chairperson and Secretary of the Board.
11. If a final approval has been granted, the Applicant shall submit to the Board Engineer for his review a minimum of 8 complete sets of plans which shall incorporate all of the revisions that have been made conditions of its approval.
12. As part of the first application for final approval, the Applicant shall provide a construction schedule which must be satisfactory to the Board Engineer.
13. The Applicant shall comply with Title 39 of the New Jersey Statutes.

14. If applicable, the Applicant shall construct all drainage basins or alternate drainage facilities upon the subject property, including inflow and outflow structures, prior to the commencement of any construction upon the subject property.
15. The Board presumes that the Applicant's application, all exhibits, maps and other documents submitted and relied on by the Applicant, are true and accurate representations of the facts relating to the Applicant's request for relief. In the event that it appears to the Board, on reasonable grounds, that such application, exhibits, maps and other documents submitted are not accurate, are materially misleading or are the result of mistake, and the same had been relied upon by the Board as they bear on facts which were essential in the granting of the relief sought by the Applicant, the Board may rescind its approval and rehear the application, either upon application of an interested party or on its own motion, when unusual circumstances so require, or where a rehearing is necessary and appropriate in the interests of justice.
16. At any time after the adoption of this resolution of memorialization, should a party of interest appeal to the Board for an order vacating or modifying any term or condition as set forth herein, upon proper showing of a materially misleading submission, material misstatement, materially inaccurate information, or a material mistake made by the Applicant, the Board reserves the right to conduct a hearing with the Applicant present, for the purpose of fact-finding regarding the same. Should the facts at said hearing confirm that there had been a material fault in the application, the Board shall take whatever action it deems appropriate at that time, including but not limited to a rescission of its prior approval, a rehearing, a modification of its prior approval, or such other action as appropriate.
17. The Applicant shall indemnify and hold the City harmless from any claims whatsoever which may be made as a result of any deficiency in the application, or as to any representation made by the Applicant, including but not limited to proper service and notice upon interested parties and publication of the notice of public hearing in this matter in accordance with the law.
18. The relief as granted herein is subject to the discovery of any and all deed restrictions upon the subject property which had not been known or had not been disclosed to the Board, but which would have had a materially negative impact upon the Board's decision in this matter had they been so known, or so disclosed.
19. The Applicant must obtain approvals from any and all other governmental and/or public agencies as required, whether federal, state, county or local, over which the Board has no control but which are necessary in order to finalize and/or implement the relief being granted herein, as well as any construction that may be a part of said relief. The Applicant is solely responsible for determining which governmental and/or public agencies, if any, such approvals are required of. The Applicant is further required to submit a copy to the Board's Secretary of all

approvals and/or denials received from such outside agencies, with a copy thereof to the Board's Solicitor, Engineer and Planner.

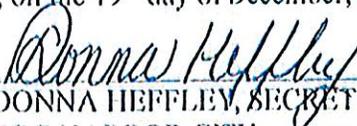
20. The Applicant must maintain an escrow account with the City and pay the costs of all professional review and other fees required to act on the application, pursuant to the applicable sections of the City's land use and development ordinances, zone codes and any other applicable municipal codes, and the New Jersey Municipal Land Use Law. The Applicant's escrow account must be current prior to any permits being issued, or construction or other activity commencing on the approved project.
21. The Applicant must obtain and all other construction or other municipal permits required with respect to the as granted herein.

**BE IT FURTHER RESOLVED**, that certified copies of this Resolution shall be forwarded to the Applicant, City Clerk, City Zoning Officer, and the Pinelands Commission.

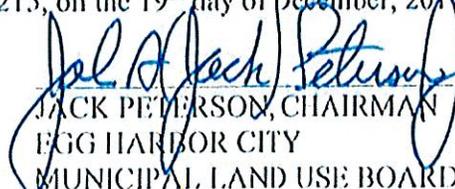
**RECORD OF VOTE FOR ACTION TAKEN  
DECEMBER 19, 2017 HEARING  
(USE VARIANCE – LINEN BUSINESS)**

BOARD	AYE	NAY	Abstain	Absent	Motion Made By	Second
Jack Peterson	X					
Todd Warker	X					
Lisa Jampetti				X		
John Garth	X				X	
Edward Dennis						
Richard Colby	X					
Dennis McKenna	X					
Gladys Torres			X			
Michael McKenna	X					
Keith Mullineaux	X					X
Don Milne				X		
Marie Johns			X			

I, Donna Heffley, Secretary to the Egg Harbor City Municipal Land Use Board, County of Atlantic, State of New Jersey, do hereby certify that the foregoing is a true and correct copy of the action taken by the said Board at a meeting held in the City Hall Council Chambers, 500 London Avenue, Egg Harbor City, New Jersey 08215, on the 19<sup>th</sup> day of December, 2017.

  
 DONNA HEFFLEY, SECRETARY  
 EGG HARBOR CITY  
 MUNICIPAL LAND USE BOARD

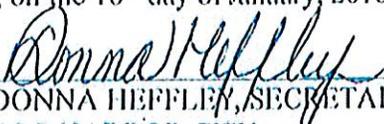
I, Jack Peterson, Chairman of the Egg Harbor City Municipal Land Use Board, County of Atlantic, State of New Jersey, do hereby certify that the foregoing is a true and correct copy of the action taken by the said Board at a meeting held in the City Hall Council Chambers, 500 London Avenue, Egg Harbor City, New Jersey 08215, on the 19<sup>th</sup> day of December, 2017.

  
 JACK PETERSON, CHAIRMAN  
 EGG HARBOR CITY  
 MUNICIPAL LAND USE BOARD

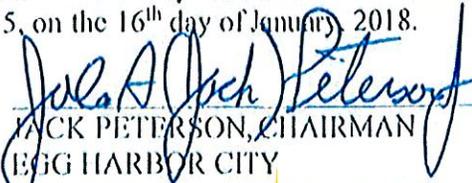
**RECORD OF VOTE FOR ACTION TAKEN  
JANUARY 16, 2018 HEARING  
(USE VARIANCE - POOL MANUFACTURER)**

BOARD	AYE	NAY	Abstain	Absent	Motion Made By	Second
Jack Peterson	X					
Todd Warker	X				X	
Lisa Jiampetti				X		
John Garth	X					
Edward Dennis			X			
Richard Colby	X					
Dennis McKenna				X		
Gladys Torres	X					
Michael McKenna	X					X
Keith Mullineaux	X					
Don Milne	X					
Marie Johns			X			

I, Donna Heffley, Secretary to the Egg Harbor City Municipal Land Use Board, County of Atlantic, State of New Jersey, do hereby certify that the foregoing is a true and correct copy of the action taken by the said Board at a meeting held in the City Hall Council Chambers, 500 London Avenue, Egg Harbor City, New Jersey 08215, on the 16<sup>th</sup> day of January, 2018.

  
 \_\_\_\_\_  
 DONNA HEFFLEY, SECRETARY  
 EGG HARBOR CITY  
 MUNICIPAL LAND USE BOARD

I, Jack Peterson, Chairman of the Egg Harbor City Municipal Land Use Board, County of Atlantic, State of New Jersey, do hereby certify that the foregoing is a true and correct copy of the action taken by the said Board at a meeting held in the City Hall Council Chambers, 500 London Avenue, Egg Harbor City, New Jersey 08215, on the 16<sup>th</sup> day of January, 2018.

  
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 JACK PETERSON, CHAIRMAN  
 EGG HARBOR CITY  
 MUNICIPAL LAND USE BOARD

RECORD OF VOTE FOR ACTION TAKEN JANUARY 16, 2018 HEARING (USE VARIANCE & SITE PLAN)						
BOARD	AYE	NAY	Abstain	Absent	Motion Made By	Second
Jack Peterson	X					
Todd Warker	X					
Lisa Jampetti				X		
John Garth	X				X	
Edward Dennis			X			
Richard Colby	X					
Dennis McKenna				X		
Gladys Torres	X					
Michael McKenna	X					X
Keith Mullineaux	X					
Don Milne	X					
Marie Johns			X			

I, Donna Heffley, Secretary to the Egg Harbor City Municipal Land Use Board, County of Atlantic, State of New Jersey, do hereby certify that the foregoing is a true and correct copy of the action taken by the said Board at a meeting held in the City Hall Council Chambers, 500 London Avenue, Egg Harbor City, New Jersey 08215, on the 16<sup>th</sup> day of January, 2018.

  
 DONNA HEFFLEY, SECRETARY  
 EGG HARBOR CITY  
 MUNICIPAL LAND USE BOARD

I, Jack Peterson, Chairman of the Egg Harbor City Municipal Land Use Board, County of Atlantic, State of New Jersey, do hereby certify that the foregoing is a true and correct copy of the action taken by the said Board at a meeting held in the City Hall Council Chambers, 500 London Avenue, Egg Harbor City, New Jersey 08215, on the 16<sup>th</sup> day of January, 2018.

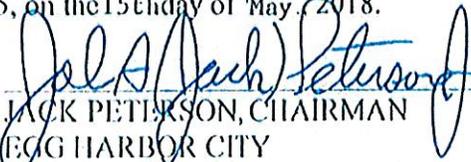
  
 JACK PETERSON, CHAIRMAN  
 EGG HARBOR CITY  
 MUNICIPAL LAND USE BOARD

RECORD OF VOTE FOR ACTION TAKEN RESOLUTION						
BOARD	AYE	NAY	Abstain	Absent	Motion Made By	Second
Jack Peterson	X					
Todd Walker	X					
Lisa Jiampetti				X		
John Garth	X					
Edward Dennis				X		
Richard Colby	X					
Dennis McKenna	X					
Gladys Torres	X					
Michael McKenna				X		
Keith Mullineaux	X					
Don Milne				X		
Marie Johns				X		

I, Donna Heffley, Secretary to the Egg Harbor City Municipal Land Use Board, County of Atlantic, State of New Jersey, do hereby certify that the foregoing is a true and correct copy of the action taken by the said Board at a meeting held in the City Hall Council Chambers, 500 London Avenue, Egg Harbor City, New Jersey 08215, on the 15th day of May, 2018.

  
 DONNA HEFFLEY, SECRETARY  
 EGG HARBOR CITY  
 MUNICIPAL LAND USE BOARD

I, Jack Peterson, Chairman of the Egg Harbor City Municipal Land Use Board, County of Atlantic, State of New Jersey, do hereby certify that the foregoing is a true and correct copy of the action taken by the said Board at a meeting held in the City Hall Council Chambers, 500 London Avenue, Egg Harbor City, New Jersey 08215, on the 15th day of May, 2018.

  
 JACK PETERSON, CHAIRMAN  
 EGG HARBOR CITY  
 MUNICIPAL LAND USE BOARD

**CITY OF EGG HARBOR  
MUNICIPAL LAND USE BOARD  
December 19, 2017  
7:00 P.M.**

A regular meeting of the Egg Harbor City Municipal Land Use Board was held on December 19, 2017. Those in attendance were City Council President Ed Dennis, The Mayors Representative Marie Johns, Chairman Jack Peterson, Vice Chairman Todd Warker, Egg Harbor City Fire Department Representative John Garth, Regular Members; Richard Colby, Dennis McKenna, Michael McKenna, Gladys Torres, Alternate #1 Keith Mullineaux, Alternate #2 Donald Milne, Solicitor Duncan Prime, City Planner Tim Michel and Secretary Donna Heffley.  
(Not Present were Mayor JIampetti and City Engineer Ryan McGowan).

Chairman Peterson called the meeting to order and made the following announcement.

This meeting was advertised pursuant to the NJ Open Public Meetings Act N.J.S.A. 1:4-6 Seq. Notices were sent to official publications for the Egg Harbor City Municipal Land Use Board; the Press of Atlantic City, the Egg Harbor News, the Atlantic Current and the Hammonton Gazette. A copy of the notice was posted on the bulletin board of the Egg Harbor City Municipal Building.

The Chairman directed the Secretary to enter this public announcement into the minutes.

**Roll Call:** Mayor JIampetti absent, Mrs. Johns yes, Mr. Dennis present, Mr. Garth present, Mr. Peterson present, Mr. Warker present, Mr. Colby present, Dennis McKenna present, Mrs. Torres present, Mr. Michael McKenna present, Mr. Milne absent, Mr. Mullineaux absent, Mr. Prime present, Mr. Michel present, Mr. McGowan absent and Secretary Donna Heffley present.

**Approval of Minutes:** October 17, 2017

Mr. Colby noted a correction was to be made to the minutes which was located on the bottom of page one. The minutes should state that the motion made was pertaining to resolution #2 of 2017, Spread the Gospel, Inc. Originally there was no reference to what the motion was for.  
Upon motion made by Vice Chairman Warker, seconded by Mr. Dennis McKenna and carried the December 19, 2017 Land Use Board minutes were approved.

**Approval of Resolution:** #17-01 LUB  
Samir Ibriham (Discount Liquor)  
827 White Horse Pike  
Egg Harbor City, NJ 08215  
Block 433, Lot 12  
Minor Site Plan

Upon motion made by Mr. Dennis, seconded by Mr. Garth

**Roll Call:** Mrs. Johns yes, Mr. Dennis yes, Chairman Peterson yes, Vice Chairman Warker yes, Mr. Garth yes, Mr. Colby yes, Mr. Dennis McKenna yes, Mrs. Torres abstain, Mr. Michael McKenna yes, Mr. Mullineaux not present, Mr. Milne not present.

Mr. Milne arrived at the meeting

**New Business:**

- A. #17-04 LUB – Tri State Towing, LLC  
11 11<sup>th</sup> Terrace  
Egg Harbor City, NJ 08215  
Block 527, Lot 4  
Block 527, Lot 7  
Request for Waiver from Site Plan Review and Approval

Mr. Mullineaux arrived but did not sit for the Tri- State application due to a conflict of interest.

Mark Stein Esq. was present representing Francis James Guenther the owner of Tri- State Towing. Mr. Stein gave a brief history of the site. Tri- State Towing has operated a towing business and auto repair facility at the site for many years. The current proposal would be to allow a separate auto repair facility in addition to the towing business. There would be two separate businesses operating on the site. The application is necessary to determine if the multiple occupants at this site is acceptable to the Land Use Board in consideration of Section 170-18C and if Land Use Board review of a site plan is appropriate or if a waiver of site plan review may be considered. Mr. Stein asked Mr. Guenther a series of questions to establish how the business operates on a daily basis.

Mr. Guenther stated that he has someone on site that does auto repairs and is also present to release vehicles.

Mr. Guenther stated he will remove the sign that is located by the railroad tracks and all stand-up banner signs.

Mr. Gunther noted the only change is that he will have someone on site completing auto repairs.

Mr. Stein discussed lighting, deliveries made by small trucks or vehicles, landscaping, and parking.

Mr. Guenther agreed to install a handicapped parking sign out front on one of the parking spaces.

Mr. Stein asked if there are any vehicle sales on the property.  
Mr. Guenther does not conduct any auto sales on the property.

Mr. Guenther stated that repair work is done inside the building. There are three bays in the back and one bay in the front of the building.

An office is located in the front of the building where tow vehicle paperwork is handled.

Mr. Guenther stated the tow truck vehicles are kept at the driver's home.

All Equipment is kept inside the building.

Mr. Stein discussed the condition the lot should be kept in and that vehicles should not be parked in the City right of way at any time.

Mr. Guenther stated that excess vehicles can be moved to his second lot in Pleasantville.

Mr. Michel reviewed his report dated December 13, 2017.

Mr. Michel discussed the survey plan that he requested from the applicant.

Mr. Michel discussed the condition of the lot and how vehicles were parked in the City right of way when he visited the site. Mr. Michel's photos were taken on Wednesday December 13, 2017 labeled P1 through P4.

Two pictures were from the Terrace, one looking at the site from Boston Avenue and the forth a view of the site from Boston and Atlantic Avenue.

One observations Mr. Michel made was the vinyl slats in the fence need to be replaced. Mr. Michel recommended that Mr. Guenther install hedge slats in the fence around the perimeter of the property which will improve the look of the site from the street.

Mr. Stein stated the applicant will comply with the slats on the fence which will improve the look of the site.

Mr. Michel also suggested that 8 to 10 canopy trees should be planted 30 feet off the property line.

Mr. Stein and Mr. Michel discussed the canopy trees and how they should be spaced on the site. The applicant will contact Mr. Michel for the type of trees and Mr. McGowan for the placement of the trees.

Mr. Michel asked that all temporary signage on the site for advertising or vendor signs be removed. This type of signage is not legal.

Mr. Stein stated all the signs will be removed.

Mr. Michel discussed sidewalks and asked for comments from Board Members whether they feel sidewalks should be required.

#### **Questions and comments from the Board:**

Mr. Colby asked how vehicles enter the lot. Mr. Gunther described the flow of vehicles on the lot and into the building and that no repairs will be done outside of the building.

Mr. Dennis noted in the past, vehicles in disrepair were parked outside of the fenced in area and he would like a guarantee that this will not happen in the future.

Mr. Gunther stated he has provided the tenant with a tow truck that he can use to move vehicles in and out of the lot easily.

Mr. Gunther stated he will visit the site once a week to make sure the lot is in order and vehicles are not left outside of the fence.

Mr. Dennis mentioned that the lot across the street has been sold. Mr. Gunther at times would store vehicles on this lot and now that it is sold where will the vehicles be stored.

Mr. Gunther told the tenant that he could not use the lot across the street for storage. Mr. Guenther will make sure that this lot is not being used.

Mr. Dennis asked about the trailer on the back lot and Mr. Gunther stated he will remove the trailer from the site.

Mr. Dennis stated he is in favor of sidewalks and feels sidewalks would enhance the site.

Vice Chairman Warker expressed his concerns about the weeds and trees that are growing through the fence.

Mr. Gunther stated he will remove the weeds and small trees when he replaces the slats in the fence.

Mr. Garth gave his opinion on this application and feels the use has not changed in 40 years and sidewalks would be an economic burden on the applicant. Mr. Garth also feels the street trees could be planted somewhere else in the City.

Mr. Peterson agreed with Mr. Garth on not requiring the applicant to put in sidewalks however if Mr. Gunther is willing to put the treatment on the fence along with the street trees, it will be a fair trade off and will enhance the property.

Mr. Peterson discussed the trailer on the site and would like the applicant to remove it from the property. No trailers or containers are allowed without proper approval from the board.

Mr. Gunther will remove the trailer from the site.

Mr. Peterson discussed the trash container on the site and it is required to have a fire proof trash enclosure.

Mr. Gunther noted the container was outside because it was pick up day and stated the Tennent is to keep the trash dumpster inside the one bay until pick up day.

Mr. Peterson also observed that the lot is packed and when they need to remove a vehicle, other vehicles will have to be moved out and will spill over into the street. Work space is needed.

Mr. Gunther stated he has about 30 vehicles that can be removed from the lot and will leave a space in the center so trucks can move vehicles in and out easily. Mr. Gunther agreed to have it stated in the resolution that he will keep an area within the parking open for trucks to work.

Board Members discussed the grass being maintained on a regular basis and the importance on keeping up the lot for others in the neighborhood who have to look at the site on the regular basis.

Mr. Gunther apologized to the Board for neglecting the site and assured the Board members the grass will be maintained on a regular basis by his landscaper.

Questions and comments from the Board none:

Public comments: none.

Mr. Prime stated the motion including five conditions from Mr. Michel's review letter dated December 13, 2017 which are:

Conditions

1. No automotive sales may take place on the property
2. Exterior lighting shall be arranged so that it will not deter the visibility of drivers or pedestrians. No blinking or flashing lighting system shall be permitted.
3. All repair work shall be carried on in fully enclosed structures
4. Outdoor storage of equipment or parts shall not be permitted.
5. Signs, pennants, flags and all advertising display visible or audible from any public rights-of-way are prohibited, except as allowed under the sign provisions of Egg Harbor City Developmental Ordinance.

Now in testimony the applicant agreed:

6. To the planting of street canopy trees, the specific species will be discussed with Mr. Michel estimated about 8 to 10 trees, 30 feet apart and not placed in the site triangles
7. The applicant agreed to the installation of the hedge link slats that were suggested by Mr. Michel
8. No vehicles are to be parked on any other lots other than the applicants.
9. All vegetation is to be pulled out and not stumped.
10. The storage trailer will be eliminated from the site
11. An area in the center of the fenced area will be kept open in order for a truck to be able to maneuver easily.
12. Trash will be kept inside at all times except for day of pick up.
13. The site will be properly maintained

The only other condition was the installation of sidewalks which was up for discussion. Mr. Dennis made the motion if the applicant agrees to cooperate with all of the above conditions the sidewalks will be waived, seconded by Mr. Peterson and carried.

\* The requirement of sidewalks on the site was waived.

Mr. Peterson announced the next motion will be for the above conditions to be stated in the resolution.

Mr. Dennis made a motion for the resolution be passed for a site plan waiver for Tri State Towing/Gunther's repair and 13 conditions as outlined by Mr. Prime. Seconded by Mr. Warker  
Roll Call: Mrs. Johns yes, Mr. Dennis yes, Mr. Peterson yes, Mr. Warker yes, Mr. Garth yes, Mr. Colby yes, Mr. Dennis McKenna yes, Mr. Torres yes and Michael McKenna yes.

Mr. Peterson announced there will be a change in the order of the agenda. The Mayors Representative, Mrs. Johns can hear letter D of the agenda which is the Redevelopment Plan for the Gateway Rehabilitation Area but cannot be present for the next two applications.

Mr. Michel distributed to the Board Members the synopsis of the Redevelopment Plan for the Gateway Rehabilitation Area current to December 1, 2017. The parcels making up the Redevelopment Area are Block 1.07, Lot 28.03 Pollcastro, Block 1.07, Lot 1.02 Bookstore, 1.07, Lot 7 Acme, Block 1.07, Lot 1.01 Corner, New York Avenue. Mr. Michel appeared at the last Council meeting and presented this same synopsis. The Council introduced the ordinance and referred this synopsis to the Land Use Board for their consideration and recommendation. Mr. Michel noted there is a full text of this synopsis available in the City Clerk's office.

Mr. Michel is asking the Board two questions; first that this synopsis is not inconsistent with the Master Plan and second to make a recommendation to City Council that the Rehabilitation Plan for Gateway be adopted.

Mr. Michel explained to the Board how this Redevelopment Plan will protect the City during the redevelopment process. It will provide the City the opportunity to have restraints and time allotments on the redeveloper and require a full site plan be submitted.

**Public comments:** none

A motion was made that the synopsis of the Redevelopment Plan for the Gateway Rehabilitation Area is not inconsistent with the Master plan and also for the Land Use Board to make a recommendation to City Council that the Rehabilitation Plan for Gateway be adopted.

A motion was made by Mrs. Torres, seconded by Michael McKenna

**Roll Call:** Mrs. Johns yes, Mr. Dennis abstain, Mr. Peterson yes, Mr. Warker yes, Mr. Garth yes, Mr. Colby yes, Mr. Dennis McKenna yes, Mrs. Torres yes, Mr. Michael McKenna yes, and Mr. Mullineaux yes.

Mr. Dennis and Mrs. Johns left the building.

**New Business Continued:**

- B. #17-05LUB – Atlantic County of Education Associations, Inc.**  
 842 Philadelphia Avenue  
 Egg Harbor City, NJ 08215  
 Block 12, Lot 311  
 Variance Relief  
 Preliminary Site Plan Approval

Jim Schroeder Esq. is representing the Applicant and gave a brief history of the site. The applicant is asking for Variance Relief for Preliminary Final Site Plan Approval for the property. The taxes are paid up to date and proper notice was given. In 2015 the Applicant purchased the lot adjacent to 842 Philadelphia Avenue, contracted some of the ground to be cleared to use a portion of the lot for overflow parking so vehicles did not have to park on Philadelphia Avenue. In October of 2016 the applicant received notice from Pinelands that they exceeded their permitted amount of clearing on this site. ACEA contacted Mr. Schroeder and Andy Schaffer, Licensed Engineer to present a plan to Pinelands and to remediate that overcutting. They are here tonight to ask for approval to address Pinelands concerns and also create an additional safe parking area for members and guests.

On November 13, 2017 Mr. Schroeder and Mr. Schaffer met with the City Professionals to discuss this application.

Mr. Schroeder introduced Mr. Andrew Schaffer of Schaeffer Nassar Scheldegg, located in Mays Landing, NJ 08330. Mr. Schaffer has been a Licensed Planner and Engineer for 28 years. Mr. Schaeffer qualified as an expert.

Mr. Schaeffer and Charles Brant were sworn in by Mr. Prime.

Mr. Schaeffer gave a brief history of the property. The application tonight is to expand the parking by 18 spaces. The applicant is proposing new stone parking and curbing. A use variance is required to expand the parking lot. The positive criterial is the improvement of public safety. People will no longer have to park along Philadelphia Avenue. The applicant needs more parking then what is required by the City Ordinance.

Mr. Schaeffer pointed out the small plants in the rear on the lot that have been planted to restore the area that was overcut.

According to Mr. Michel's report dated December 11, 2017 the Pinelands correspondence dated August 31, 2017 provides an Inconsistent Certificate of Filing. The document indicates that the lot will require a municipal lot area variance which triggers the need to purchase 0.25 PDC's which is avoidable if the two lots are consolidated into one. By consolidating the lots into one this extra purchase of PDC's will not be necessary. The consolidation will satisfy the minimum lot requirements. The applicant cleared the parcel and now must restore 6,460 square feet of wetlands buffer. The inconsistent status requires the applicant to demonstrate that the peak post development storm water runoff rate for the 100-year storm is being met.

Under completeness of Mr. Michel's report, the applicant must consolidate the two lots into one and submit a recorded deed of consolidation. As the two lots are undersized and owned by the same entity, they are considered merged and may not be separated and must be considered together.

The applicant has requested preliminary and final major site plan approval. The current parking lot contains twenty-one stone parking spaces and two paved handicapped spaces as was previously approved for the restaurant use. The proposed parking lot will contain 18 additional stone parking spaces.

The Applicant has agreed to install a split rail fence along the Philadelphia Avenue Property line in front of the new parking spaces to discourage vehicles from driving directly on to Philadelphia Avenue.

Lighting details are shown on the plan however the applicant has been referred to the Boards Engineer to address the request for higher lighting standards. The Applicant is requesting two additional light poles and additional lighting off the building itself.

Mr. McGowan's comments on Drainage were addressed.

The applicant is asking for a waiver from sidewalks and curbing because the property on either side does not have any sidewalk or curbing.

Mr. Michel noted many times he sees pedestrians walking along Philadelphia Avenue on the street. Sidewalks were required where Landing Creek Estates is located and is fully paved with sidewalks on the opposite side.

Mr. Warker agrees with Mr. Michel and notes there is a lot of foot traffic along Philadelphia Avenue. Mr. Warker notes it is a safety issue and has witnessed many people parked on Philadelphia Avenue as well as on the side of the Egg Harbor Boat building. The parking lot will be a definite improvement. Mr. Warker is in favor of sidewalks.

Mr. McKenna is not in favor of sidewalks and feels it is not necessary for the applicant to put in 240 feet of sidewalk that leads to nowhere. The next area for sidewalk is about six to seven hundred feet away.

Mr. Schroeder discussed sidewalks and the problems that might occur if sidewalks were installed in that area alone.

Mr. Schroeder noted if properties were developed on both sides of their property the applicant would agree to put in sidewalks or if sidewalks are ever run-down Philadelphia Avenue. However, at this time it may raise safety concerns for pedestrians to cross over and jay walk to get to the sidewalk.

Mr. Colby has seen many pedestrians walking along Philadelphia Avenue in this area and is in favor of sidewalks.

Mr. Colby asked about the impervious area on this property and if it was addressed with Mr. McGowan. Mr. Schaeffer noted this has been discussed and Mr. McGowan and he was satisfied with the calculations.

Mr. Garth was not in favor of sidewalks because in the future the proposed bike path may cause an issue.

Mr. Peterson noted pedestrians should be encouraged to walk down Buffalo Avenue where sidewalks have been installed from the Sprag School to the apartments. The City has provided an adequate path to get into town. This application should not be burdened at this time to put in sidewalks. Mr. Peterson agrees with Mr. Schroeder's proposal if in the future there is development on either side of this building sidewalks will be installed. Mr. Schroeder is in agreement with this condition and this condition will run with the land.

**Board Comments:** none

**Public Comments:** none

Mr. Prime reviewed the motion and stated this is an application for a use variance with all items included in both review letters with an exception in the matter concerning sidewalks whereas the applicant agrees to install sidewalks if and when sidewalk is constructed on either side of this property.

A motion was made by Mike McKenna, seconded by Keith Mullineaux

Roll call: Mr. Peterson yes, Mr. Warker yes (with the special condition and the problem with the bike path you might be throwing money away), Mr. Garth yes, Mr. Colby no (on the issue of sidewalks), Mr. Dennis McKenna yes, Mrs. Torres yes, Mr. Michael McKenna yes and Mr. Mullineaux yes.

Mr. Peterson called a five-minute recess.

**New Application:** 17-06 LUB – Theatre Park Productions

1602-48 White Horse Pike

Egg Harbor City, NJ 08215

Block G52, Lot 122

Amendment or Revision to an approved Site Plan

Special Question

Variance Relief.

John Scott Abbott, Esq. Attorney for Theater Park Productions Inc. is here tonight with Bill Swiderski Planner and Engineer, Roy Egrle son of George Egrle and George Egrle. George Egrle had to leave the building due to not feeling well.

Mr. Abbott gave a brief history of the eight-and-a-half-acre site located at 1602-1648 White Horse Pike. The purpose of this Application is to obtain any and all necessary approvals to allow the continued multiple use of the subject property said use would include; auto body repair, construction office, linen storage, Theater Park Productions, Inc. business and now proposed pool construction. Approval was originally obtained for a use variance to permit light industrial fabrication and storage use upon the lands and premises by Resolution No. 2-1998 dated February 24, 1998.

Witnesses present were William Swiderski and Roy Egrle who were sworn in by Mr. Prime. Mr. Abbott noted with the submitted application there are some color photos of the property. Mr. Roy Egrle also took color photos (8) which show what Theater Production Inc. does and some interior photos of the building.

The applicant is before the board tonight requesting a use variance to allow a pool manufacturer to occupy a portion of the warehouse.

Mr. Prime marked the photos taken by Roy Egrle on December 15, 2017 and were marked A1 through 8.

Mr. Swiderski prepared a plan for the site and plans were provided to Board members and Professionals.

The building has four different units.

A two-page letter was given to Members and Professionals showing each use inside the building. This letter was requested after a meeting between the Professionals, the Applicant and his Professionals. Page two of two lists the name of each business, the amount of occupied space, the type of business, the number of employees, daily on-site clients, hours of operation and deliveries.

Mr. Prime noted this letter dated 12-13-17, consisting of two pages will be labeled A – 10 and was not submitted 10 days prior to the meeting but resulted from the meeting with the Professionals.

Mr. Swiderski gave a brief description of each business

Unit 4 - Carmines Hotel and Motel Laundry; this unit is only used for storage. The laundry is collected and washed at another location and is only stored on this site where it is then transported to facilities in Atlantic City. Normal operations are from 8a.m. to 6 p.m.

Unit 3 - Kertz' s Restoration; is used for auto repair and restoration

Unit 2 - Earls Girls Company; stage props, lighting, for Casinos, Photos of stages were shown to members. They have between 5-10 employees.

Unit 1 - Proposed Use Pool Manufacturer. The applicant is proposing a pool manufacturing business occupying about 9,000 sq. feet, no showroom space, no clients will be on site. Strictly for the manufacturing of the pools.

Drawing #1

Access to Kertz and Carmines is from Baltimore Avenue.

Earls Girls has an overhead door off of Baltimore Avenue where they do loading and unloading of equipment.

The Pool Manufacturer has the only access off of Bremen Avenue.

Parking requirements: They have about 31 parking spaces on site. There is a need for truck parking which will be located on the Kertz site in the fenced in area at rear of property, an area next to that will be for trucks and cars for Earls Girls, the area along the White Horse Pike will be for the proposed pool business and then a fenced in area for storage of the pools.

The Applicant plans to complete the following upgrades, externally paint entire building, one overhead door will be replaced, proposing minor landscaping along the building on the White Horse Pike, re-configuration of the parking.

Tonight, is just for the approval of the linen storage business and the pool manufacturing business.

The applicant did not agree with Mr. McGowan's recommendation that they designate the employee parking on the site. Mr. Swiderski noted it would be hard to police these spaces. There are enough spaces to accommodate employee parking as well as clients. The two handicap spaces will be clearly marked.

Roy Egrie noted they have completed the following improvements: updated the electrical system, the sprinkler system, gas service, spray booth, street work was completed (asphalt and curbing totaling about \$60,000 - \$70,000, About 60% of the building has been painted as of this date, the total quoted amount to paint the building estimated at about \$90,000.

Mr. Abbott noted there are still some improvements that need to be made such as; they are looking into establishing some storage space for Kertz, cleaning up the site, repairs of existing paving within the fenced in area of the property. Mr. Kertz was instructed by the owner to store his vehicles on the street and is slowly moving his vehicles into the inside of the building.

Tim Michel reviewed his report dated 12-12-17. Mr. Michel began with a brief review of the site. The current application is necessary to determine if the multiple occupants at this site is acceptable to the Land Use Board in consideration of Section 170-18C.

All outdoor storage will be within the fenced in area.

Mr. Michel noticed three trailers on the site that belong to Earls Girls. Mr. Abbott explained these trailers are used to transport equipment to sites for jobs. The City ordinance states no trailers are allowed. These trailers described are not for storage.

Mr. Michel asked if the space shown on the plan is adequate for the pool storage. Mr. Michel noted areas for each business should be clearly defined.

Mr. Michel reviewed setbacks of the property. One of the requirements are sidewalks along the White Horse Pike. Dollar General, and the liquor store were required to install sidewalks. Also Street Trees should be planted along the White Horse Pike, Bremen Avenue and Baltimore Avenue every thirty feet.

Mr. Michel discussed the fence surrounding the property and suggested the slats along the White Horse Pike and Bremen Avenue be replaced with hedge slats.

Mr. Abbott did not like the green hedge slats and asked if they could replace the slats with something else. Mr. Abbott said the owner will cooperate with what the board wants.

Mr. Abbott noted the DOT will be replacing the curbing and ADA ramps along the White Horse Pike. Mr. Abbott wanted to know how much sidewalk has to be installed.

Sidewalks will be discussed.

Trash and recycling is kept inside the fenced in area.

Mr. Michel discussed a fire proof trash enclosure if the trash is kept outside or it may be kept inside the building according to the ordinance. Mr. Michel suggested the applicant take a look at the trash enclosure at WAWA or Dollar General.

Mr. Michel discussed a sign behind the slats at the intersection that should be removed and remove any signs except the ones that comply with zoning.

Street Trees should be planted every 30 feet along the White Horse Pike.

Mr. Michel discussed the items that are still not complete from the Kertz application.

Mr. Roy Egrie stated they have a contract for the painting to be completed on the building, the exterior that can be seen from the road way has been completed, the interior and the fenced in area still needs to be completed.

Mr. Michel reviewed Mr. McGowan's report requesting where the lighting will be and clarification of where the trash and recycling will be kept.

1. The applicant should clarify the location and intensity of existing lighting and advise whether site lighting is adequate for the proposed expanded use of the site.
2. the location of proposed stop signs should be clarified. Stop signs are required at all exits from the site.
3. The proposed striping material type should be listed on the plans
4. Any proposed employee parking spaces should be designated with signage

It is the City's understanding that NJDOT will be replacing all curb and ADA ramps along US Route 30 as part of a larger construction project along US Route 30 through the City in 2018. It is our recommendation that the applicant therefore not be required to replace curb along US Route 30 that will be replaced by NJDOT. NJDOT will also be reconfiguring the intersection of Bremen Avenue and US Route 30 Adjacent to the site.

**Board Comments:**

Mr. Colby asked Mr. Swiderski are all four units separated by fire walls.

Mr. Swiderski noted yes however they will comply with whatever the Building Inspector requires.

Mr. Michel noted this will be requirements of the Building Department and plans will have to be submitted to the Construction Official.

Mr. Abbot noted they already have a fire suppression system.

Mr. Egrie noted there is an annual fire inspection completed each year.

Mr. Warker asked if chemicals will be stored inside the building. Mr. Warker expressed his concerns with the chemicals being used and the importance of proper storage and disposal.

Mr. Milne had been in and out of boat companies his entire life and the smell from this type of work is horrible. Also, this type of work will destroy the building. Very dirty and the smell will linger.

Members discussed how boats were manufactured years ago in this building.

Mr. Prime stated the proposed pool business is not permitted in this zone.

Mr. Prime the only time you would have to return to the board is when a proposed use is not permitted then the owner will have to return to the Land Use Board.

Mr. Garth expressed his concerns about the proposed pool business. Concerns about Chemicals being thrown into a dumpster. A fire enclosed dumpster should be required. Kertz should not be required to have a fire enclosed dumpster if it's behind the fence. Trees and sidewalks weren't asked for two years ago so the Board should not ask for them now. As far as the slats Mr. Garth does not care for the pine trees slats and would rather see the plastic slats. Mr. Garth said it has been two years and all of the repairs still have not been completed.

Mr. Egrie noted they went through their budget and put money into the street first. The painter has been working on completing the painting of the building.

Mr. Garth would like the applicant to complete all previous conditions.

Mr. Garth does not feel the applicant should have to put in sidewalks and trees.

Street trees were discussed between the applicant and board members.  
Conditions concerning the Kertz application should be completed.

Mr. Warker who had years of experience building boats expressed his concerns about chemicals and potential hazards.

Mr. Warker asked how chemicals will be disposed of and is requesting more detail from the pool manufacturer.

Mr. Duncan noted the board can grant the site plan approval tonight with conditions and table the use variance and return next month for the proposed pool manufacturer.

Board Members continued to express their concerns with boat Manufacturing and the potential pool manufacturing business.

Molding fiberglass ruins a building. Mr. Warker suggested that the owner visit the old Ocean Yacht building and check out the mold room. If you care about your building check out what this type of manufacturing can do to a building.

Fiberglass goes through the air; the smell will go through the building.

Mr. Abbott noted the pool guy should be here tonight to explain his type of business

Mr. Peterson is in agreement with Mr. Warker and Mr. Milne about the pool manufacturer. Mr. Peterson noted there are pools on the lot now and the storage area allotted for this tenant has already been filled. Mr. Peterson mentioned he fears the lot will end up being a mess like the boat yard. The board is trying to improve the appearance of the City and this site is right at the entrance. Mr. Peterson would like more information from the applicant concerning the proposed pool business.

Mr. Michel suggested the applicant take a month to decide if they want to pursue the pool manufacturer portion of the application. If that is the final use you want in the building then we can press forward with some additional testimony with that use. In the meantime, you can come with some alternate proposals for the slats in the fence, the sidewalk, and the street trees and work out the details and fine tune everything and be ready for the next month.

Mr. Abbott asked about the linen business and to approve that application and then they would not have to come back.

The motion will be to Amend the Kertz approval to allow for the linen storage on the site.

Mr. Peterson asked if the linen business will take up the stand alone building, the building on the Atlantic Avenue side and that there will be no body shop equipment in there. Mr. Peterson noted as of now that building is open to the body shop and there is linen in the same section.

Mr. Egrie said there is a roll up door that separates the two.  
This area will be just for the linen business.

Mr. Abbot said they will be two separate units and he will bring back more information on the separation of the two units.

The Motion is to amend the Kertz prior approval to permit the linen business to occupy a portion of the property

Motion made by Mr. Garth, seconded by Mr. Mullineaux

Roll Call: Mr. Peterson yes, Mr. Warker yes, Mr. Garth yes, Mr. Colby yes, Dennis McKenna yes, Mrs. Torres abstain, Michael McKenna yes, Mr. Mullineaux yes

This application will be carried to the January Meeting with no further notice being required.

Adjournment: Upon motion made by Mr. Mullineaux seconded by Mr. McKenna and carried.

Respectfully Submitted  
Donna Heffley, Land Use Board Secretary

**TIMOTHY D. MICHEL, INC.**  
**NJ PROFESSIONAL PLANNER**  
2168 River Road  
Egg Harbor City, NJ 08215

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**To: Egg Harbor City Planning Board**

**From: Timothy D. Michel, P.P.** 

**Date: December 12, 2017**

**Subject: Theater Productions Park, Inc. - George Egrie**  
**Block 52.07, Lots 1 and 2**  
**1602-1648 White Horse Pike**  
**Egg Harbor City, Atlantic County, NJ**  
**Application for Use Variance and Amended Site Plan Application**  
**H-C Highway Commercial Zone**  
**Application #17-06-LUB**

\*\*\*\*\*

George Egrie submitted an application for a use variance and amended site plan approval for property located at 1602-1648 White Horse Pike. The 8.26 acre property is bounded by the White Horse Pike, Bremen Avenue, Atlantic Avenue and Baltimore Avenue. The 1 story steel structure was constructed in 1965, originally to accommodate a boat building plant and is currently occupied by Theater Productions Park, Inc. and Kertz Auto Body and Restorations. Theater Productions Park, Inc. was granted a use variance to permit light industrial fabrication and storage on the property on February 24, 1998. The approval acknowledged that the applicant would have two (2) tenants within the building. Kertz Auto Body and Restoration was granted approval on September 15, 2015 to occupy 16,500 SF of the building and a fenced compound outside the building. The Kertz portion of the property is allowed in the Highway Commercial zone as a conditional use and they were found to comply with the conditions pertaining to the conditional use. The Kertz Resolution states condition: "h. In the event either tenant of this property should vacate any new tenant shall be required to come before this Board for consideration of that new use."

The current application is necessary to determine if the multiple occupants at this site is acceptable to the Land Use Board in consideration of Section 170-18C. The current configuration of the property is arranged to allocate interior space to the following occupants.

Unit #1	9,100 SF	Pool Manufacturer
Unit #2	16,100 SF	Earl Girls Inc
Unit #3	11,400 SF	Kertz Auto Body & Restorations
Unit #4	4,500 SF	Carmine Motel & Hotel Laundry Storage
Total Building	41,100 SF	

**COMPLETENESS**

1. The amount of outdoor area to be used and maintained by each occupant must be shown on the plan and the square foot area expressed. The types and description of outdoor storage and the quantity of outdoor storage must be provided. Outdoor areas may then be evaluated to determine if screening of objectionable views will be necessary.
2. A written and illustrative plan for recycling is required, Section 170-30C(21).

**LAND USE CONSIDERATIONS**

**A. Use** The 1998 use variance granted approval for the site as light industrial and storage. A site plan was not considered at that time. The 2015 approval allowed a substitution of the auto body and restoration business for a portion of the property. The proposal now for a pool manufacturer requires a use variance for a portion of the property to be used for manufacturing; which is clearly not light industry. Manufacturing establishments are engaged in the transformation of materials or substances into new products, including the assembling of component parts, the creation of products, and blending of materials such as resins.

An applicant for a “d” variance must demonstrate that the site is particularly suited for the use and that the positive and negative criteria are satisfied. The specific criteria that must be relieved is found in NJSA 40:55-D-70d(1) for: “a use or principal structure in a district restricted against such use or principal structure”.

The negative criteria must find that the variance can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan and zoning ordinance.

If the Land Use Board approves the use variance for pool manufacturing; Pinelands will need to review the decision before that portion may be considered for site plan approval.

**B. Minimum Requirements**

The entire site is evaluated using the space, bulk and yard criteria for the H-C zone. A prior planning report for the Kertz Auto Body and Restoration dated September 10, 2017 evaluated that portion of the property with the conditional use criteria.

### H-C Highway Commercial Zone

Control	H-C Requirement	Proposed	Status
Minimum Lot Area	15,000 SF	360,000 SF or 8.26 acres	Conforms
Minimum Lot Width	100'	600'	Conforms
Height	4 story, 60'	1 story	Conforms
Front Yard Setback, White Horse Pike	50'	29.6'	Existing
Front Yard Setback, Bremen and Baltimore	50' Each	26.2' Baltimore	Existing
Front Yard Setback, Atlantic	50'	>50'	Conforms
Max Building Coverage	30%	11.5%	Conforms

C Denotes Conforms  
DNC Denotes Does Not Conform

**C. Parking** Section 170-56B(6) requires parking for each individual business. Parking allocation must be determined for each individual use. There should be discussion regarding parking needs for employees, patrons and deliveries to make sure the business does not disrupt parking in the surrounding neighborhood.

For Unit #3, the Kertz Resolution says that 25 parking spaces are to be provided: 5 in front of the building along Baltimore Avenue; 10 spaces inside the building; and 10 spaces to be behind the building.

The number of employees and patrons for the other units must be provided.

**D. Sidewalks** Section 170-40C Sidewalks may be required.

**E. Street Trees** Section 170-44, **Shade Trees** Section 170-115B A plan for street trees must be provided and shade trees are required to be 30' spacing and 3 1/2" caliper. A contribution may be made in lieu of planting street trees, Section 170-30D(17).

**F. Street Lighting** Section 170-40 Comments regarding street lighting and site lighting are deferred to the Land Use Board Engineer.

**G. Site Plan Review** A Site Plan & Details by Swiderski Associates dated 11/22/17 shows the location of the existing building and property lines. The applicant must explain if the exterior of the building will change. The applicant must demonstrate that there will not be a significant impact to the site or the surrounding area. The applicant should explain:

(1) The site is currently occupied by Theater Production Park. A clear definition of the portion of property occupied by each tenant must be provided; for the interior and exterior of the building. All exterior portions of the property where outdoor storage is expected must be clearly identified. All outdoor storage for each tenant must be identified as to area and material to be stored, i.e. type and quantity of material.

(2) If trash/recycling is located outdoors it must be constructed of fire resistant materials pursuant to 170-111.

(3) Proposed signage must comply with the ordinance restrictions found in Section 170-71B. A Zoning Permit for signage will be required.

(4) Outdoor lighting must be deflected away from surrounding streets.

(5) Deliveries must be described.

(6) The Land Use Board should discuss the curb cuts along the Baltimore Avenue and Breman Avenue.

(7) A 10' landscape strip is required along the White Horse Pike and along Baltimore Avenue.

(8) Parking arrangements and driveway aisles must be shown on a plan with dimensions that conform to ordinance standards. Tire stops may be needed.

(9) Exterior of the building has visible signs of rust that must be addressed.

(10) Handicapped parking is required and comment regarding design is deferred to the Land Use Board Engineer.

(11) The applicant shall provide a written response to the Code Enforcement Compliance Report and to the Findings of Fact and Conclusions of the Kertz Auto Body and Restoration Resolution.

Additional comments may be generated when the applicant responds to comments contained here.

cc. Duncan Prime, Esq.  
Ryan McGowan, P.E.  
Donna Heffley  
John Scott Abbott, Esq.

## **Egrie Use Variance and Site Plan**

### **Documents Reviewed:**

1. Land Use Board Application Form #17-06 with attachments.
2. Site Plan and Details by Swiderski Associates dated 11/22/17.

**SWIDERSKI ASSOCIATES**  
ENGINEERS-PLANNERS-ENVIRONMENTAL CONSULTANTS

599 SHORE ROAD, UNIT 10  
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BILLDONNAEHT@YAHOO.COM

**Date:** 12/13/17

**To** Egg Harbor City Planning Board

**From:** William Swiderski

**Re:** Theater Productions Park, Inc  
1602-1648 White Horse Pike  
Egg Harbor City, NJ

In response to the inquiries raised at our meeting on 12/12/1, with the City's Planner and Engineer we would offer the following.

**In terms of the different uses:**

**Earls Girls:** This is a company that deals primarily with the casinos. They provide theatrical props for the casino shows. This includes the lighting, props, staging, scenery and miscellaneous items required for the shows. The portion of the building occupied by this tenant is entirely for the storage of the materials which they provide.

**Kertz Auto Body and Restoration:** As the name implies, Kertz primarily does automotive repair for insurance claims. They are also involved in the restoration of vintage cars but this is a small part of the business.

**Carmine Motel & Hotel Laundry Service:** This tenant is utilizing his portion of the building for the storage of clean laundry that is use in the casino restaurant. The cleaning of the laundry will be done at an off-site location and transported to this site for temporary storage prior to delivery to the casino. No laundering will be done on the premise nor will soiled material be stored on site.

**Pool Manufacturer:** In ground swimming pools will be manufactured in this portion of the building. The finished product will be temporarily stored on-site prior to installation. There is no showroom proposed at this location nor will the site be open to prospective buyer of the swimming pools.

Attached is a spread sheet with additional information regarding each of the proposed uses within the existing building. Parking was based upon the maximum number of employees plus 3 clients (Kertz) for a total of 31 spaces.

THEATHER PRODUCTIONS PARK INC  
 1602-1648 WHITE HORSE PIKE  
 TENANT USE DATA

TENANT	OCCUPIED SPACE	TYPE OF BUSINESS	NUMBER OF EMPLOYEES	DAILY ON-SITE CLIENTS	HOURS OF OPERATION	DELIVERIES
Earls Girls	19,850 SF	Theatrical Props	5 - 10	None	8:00 am - 6:00 pm*	UPS/FedEx
Kertz Restort	11,400 SF	Auto Repair & Restoration	5-10	3-5	7:00 am - 6:00 pm**	UPS/FedEx
Carmine Laundry	4,500 SF	Casino Laundry Storage	1-3	None	8:00 am - 6:00 pm*	None
Pool Manufact	11,500 SF	Pool Manufacturing	3-5	None	8:00 am - 6:00 pm*	Stake Body Truck

\* Mon - Fri  
 \*\* Sat 7:00am - 3:00 pm



December 16, 2017

Donna Heffley, Board Secretary  
Egg Harbor City Planning Board  
500 London Avenue  
Egg Harbor City, NJ 08215

**Re: Theater Productions Park, Inc.  
George Egrie  
Use Variance and Site Plan  
Block 52.07, Lots 1 & 2  
1602-1648 White Horse Pike  
Egg Harbor City, Atlantic County, New Jersey  
Land Use Board Application No. 17-06 PB  
Our File: 0107P127**

Dear Board Members:

We have received and reviewed the following information for the above referenced project:

1. Planning Board Application No. 17-06 PB dated 11-30-17.
2. Plans prepared by William S. Swiderski, PE of Swiderski Associates, consisting of the following:

<u>Sheet</u>	<u>Title</u>	<u>Date / Revision Date</u>
1	Site Plan & Details	11-22-17 / 12-14-17
2	Building & Details	11-22-17 / 12-14-17

3. A letter from William Swiderski, PE, dated 12-13-17 detailing the operations of each proposed tenant.
4. Completed Egg Harbor City Site Plan checklist.
5. Undated photographs of the site.
6. Egg Harbor City Zoning Board of Adjustment Resolution No. 2 – 1998 approving a previous use variance for the site.

Based upon our review we offer the following comments:

**General**

The applicant is seeking a use variance for the multiple reasons. The use of the site by multiple tenants is not permitted in the zone; the applicant is proposing 4 tenants. Manufacturing is not permitted in the zone; the applicant is proposing to house a pool manufacturing business in a portion of the existing building. The applicant is also seeking Amended Site Plan approval.

The site is located on the south-west side of US Route 30 between Bremen Avenue and Baltimore Avenue with 600' of frontage on US Route 30 and 600' of frontage on Bremen Avenue, Baltimore Avenue, and Atlantic Avenue. The applicant is proposing to reconfigure parking on the site.

The applicant indicates that the site is currently serviced by public water and public sewer.

The applicant is not proposing to make any site improvements. Proposed changes to the site are limited to the reconfiguration and delineation of parking stalls.

### Zoning

The site is located in the Highway Commercial (H-C) Zone. A complete review of the bulk standards has been prepared by the City Planner and is contained in Mr. Michel's December 12, 2017 report.

### Completeness

We have reviewed the application for completeness pursuant to the Land Use and Development Ordinance (§170-31) of the Code of Egg Harbor City and note the following deficiencies, which are keyed to the relevant sections of the Ordinance.

- §170-31.A.(1)(d) The name of the owners of record of all adjacent properties and the block and lot numbers of such adjacent properties.
- §170-31.A.(1)(g) The location of existing buildings and all other structures, such as but not limited to signs, culverts, bridges (with spot elevations of such structures), walls, fences, roadways and sidewalks.
- §170-31.A.(1)(i) The location and design of any off-street parking or loading areas, showing the size and location of bays, aiseways, barriers, pedestrian access, vehicular access and the number of parking or loading spaces.
- §170-31.A.(1)(j) All means of vehicle access and egress proposed for the site, showing the size and location of driveways and driveway or curb openings to existing public streets.
- §170-31.A.(1)(k) The location of all storm drainage pipes, structures and watercourses, whether publicly or privately owned, with pipe sizes, grades and direction of flow, whether existing or proposed, and also whether above or below the ground surface. Final stormwater outfalls in streams, swales, retention basins or other receiving bodies of water shall be identified by coordinates based on the datum specified in Subsection A(1)(a), above. (Waiver requested)
- §170-31.A.(1)(l) Existing topography, with a contour interval of one foot where slopes are 3% or less, two feet where slopes are more than 3% but less than 15% and five feet where slopes are greater than 15%, referenced to the National Geodetic Vertical Datum, 1929, and indicated by a dashed line. Where any regrading is proposed, finished grade contours should be shown in solid lines. (Waiver requested)
- §170-31.A.(1)(m) The location of existing high points, depressions, ponds, marshes, wooded areas and other significant existing natural features. Vegetation information may be required at the request of the City Planning Board. Watercourses and public roads located within 1,000 feet of the site shall be shown on the key map. (Waiver requested)
- §170-31.A.(1)(q) (q) The proposed positioning, direction, illumination, wattage and periods of operation of all proposed outdoor lighting to be used anywhere on the site or in

- connection with any proposed building or structure, including signs, thereon. Standards are outlined in § 170-66 of this chapter. (Waiver requested)
- §170-31.A.(1)(r) Location of all proposed signs, their size, nature of construction, height and orientation, including all identification signs, traffic and directional signs and freestanding and facade signs, together with the nature and time control of sign lighting.
- §170-31.A.(1)(s) Proposed screening and landscaping plan incorporating the elements set forth in § 170-73A(4). (Waiver requested)
- §170-31.A.(1)(w) A listing of other required permits from agencies having jurisdiction and the status of each permit required.
- §170-31.B.(4) Performance guaranties, approved by the Municipal Solicitor as to form and the Municipal Engineer as to amount, sufficient to ensure the satisfactory completion of improvements and facilities as required by the resolution of the Planning Board granting preliminary approval. The developer's engineer shall submit a detailed engineer's estimate for review and approval by the Municipal Engineer.

On the site plan checklist the applicant requested numerous waivers, as noted above. We recommend that the application be deemed conditionally complete and may proceed to the Board for review. Completeness issues can be waived or required revisions can be listed as a condition of any approvals granted by the Board.

#### **Technical Review**

We have reviewed the application for conformance to Township's Land Use and Development Ordinance. All comments are keyed to the relevant sections of the Ordinance.

- §170-38.B.(2)(c) The applicant does not provide the minimum required three (3) tree plantings and should request a waiver from this requirement.
- §170-38.B.(3)(a&c) All lighting shall be designed, oriented and selected to prevent glare upon surrounding properties or roadways. The applicant's engineer should verify to the Board that the proposed lighting is adequate and that no glare will be cast on adjacent properties and roadways.
- §170-38.C.(1)(f) The applicant should clarify the location(s) of trash and recycle storage.

#### **General Comments**

1. The applicant should clarify the location and intensity of existing lighting and advise whether site lighting is adequate for the proposed expanded use of the site.
2. The location of proposed stop signs should be clarified. Stop signs are required at all exits from the site.
3. The proposed striping material type should be listed on the plans.
4. Any proposed employee parking spaces should be designated with signage.
5. It is the City's understanding that NJDOT will be replacing all curb and ADA ramps along US Route 30 as part of a larger construction project along US Route 30 through the City in 2018. It is our recommendation that the applicant therefore not required to replace curb

along US Route 30 that will be replaced by NJDOT. NJDOT will also be reconfiguring the intersection of Bremen Avenue and US Route 30 adjacent to the site.

**Other Approvals**

Applicant shall be required to obtain approvals and or permits from all other State and local agencies having jurisdiction over this project.

**Recommendations**

If the Board is satisfied with the submitted information and Applicant's testimony and wishes to consider this application for Amended Site Plan approval, the outstanding issues noted above can be waived or addressed administratively.

We may have further comments pursuant to testimony presented at the public hearing or the receipt of revised plans.

Should you have any questions, comments or require additional information, please do not hesitate to contact our Pleasantville office at your convenience.

Very truly yours,

**REMINGTON, VERNICK & WALBERG ENGINEERS**



Ryan A. McGowan, P.E., P.P., C.M.E.

cc: Egg Harbor City Land Use Board Members  
Duncan Prime, Esq., Planning Board Solicitor  
Tim Michel, P.P., Planning Board Planner  
William Swiderski, P.E., Applicant's Engineer  
Scott Abbott, Esq., Applicant's Attorney  
George Egrie, Applicant

Egg Harbor City  
Office of the Tax Collector  
500 London Avenue  
Egg Harbor City, N.J. 08215  
Phone: (609) 965-0123  
lauras@eggharborcity.org  
Certification of Property Tax Status

Block: 52.07 Lot: 1

Address: 1602 White Horse Pike

Owners Name: Theater Productions PARK INC

I hereby certify that the property taxes on the above referenced property are paid in full through the 1 Quarter of 2020 with the following exceptions:

*(Any amounts due above may be subject to additional interest, costs and/or penalties. Payoff figures by be obtained from the Tax Collector's Office.)*

Laura Shaw - etc 2/14/20

Laura Shaw, Tax Collector

Date

NOTE: This certification is not on Official Tax Search. The information contained herein should not be considered reliable expect to the extent that it represents a good faith estimate of the status of real estate

taxes in the City of Lambertville on the referenced property. This document is made for the sole use of conducting official business with a New Jersey state, county, or local government agency or related board.

Any other use shall make this certification void.

*I verify that the information accurately reflects municipal records*  
Laura Shaw  
Tax Collector  
Egg Harbor City  
Atlantic County



**FORM OF PROOF OF SERVICE**

STATE OF NEW JERSEY

SS:

COUNTY OF ATLANTIC

Michael Maffei of full age, being duly sworn according to law, deposed and says, that he/she resides at 111 Cornell Dr. in the City of  Voorhees and State of New Jersey, that he is the applicant in a proceeding before the Planning Board, Egg Harbor City, New Jersey, being an applicant under the Planning Ordinance Of Egg Harbor City, and which has the Case No. \_\_\_\_\_ and relates to the premises at \_\_\_\_\_ 1602 White Horse Pike, Egg Harbor City that he gave notice of this proceeding to each and all Of the owners of property affected by said application according to NJSA 40:55D-12 by personal Service of registered mail on the February 27, A.D. 2020 a true copy of which Notice is attached to this affidavit, together with the list of owners upon who said notice was served and the mailing receipts for those served by certified mail.

[Signature]  
NOTARY PUBLIC

WENDY WONG  
NOTARY PUBLIC  
STATE OF NEW JERSEY  
MY COMMISSION EXPIRES OCTOBER 24, 2020

Sworn to before me on this \_\_\_\_\_

Day of Feb 28, AD. 2020

[Signature]  
APPLICANT'S SIGNATURE

February 27, 2020  
(DATE)

NOTICE:

NOTICE is hereby given that A+M Linen, LLC is appealing to the City of Egg Harbor Planning Board/Zoning Board of Adjustment to grant a variance as applied to property known as 1602 White Horse Pike, Egg Harbor City and listed as Block 52.07, Lot(s) 1, 2 on zone HC. Variance is requested to permit Linen/Laundry use at Unit 1 rather than at Unit 4. Relocation of use within structure at 1602 White Horse Pike, Egg Harbor City, NJ.

A meeting will be held on March 17, 2020 at 7 PM in the Municipal Building, 500 London Avenue, Egg Harbor City, NJ.

A copy of my application may be seen in the Construction Office during regular office hours. If you have any objection to the granting of this variance, attend the meeting and you will be heard.

  
Signature of Applicant Michael Maffei

9668 5350 5350 0000 0606 9101

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**BERLIN, NJ 08009**

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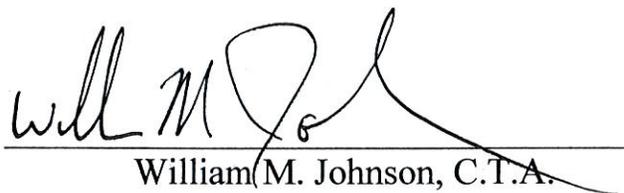
William M. Johnson, CTA  
Tax Assessor  
Office: (609) 965-4747  
Fax: (609) 965-0715

**Egg Harbor City**  
**Office of the Tax Assessor**  
500 London Avenue  
Egg Harbor City, New Jersey 08215  
[www.eggharborcity.org](http://www.eggharborcity.org)

February 20, 2020

**200 FOOT PROPERTY OWNERS LIST**

I hereby certify that the following is an accurate and complete list of properties within 200 feet of **Block 52.07, Lot (s) 1** as shown on **Sheet(s) #5** of the current tax map of the **Egg Harbor City** and that the names and addresses of the assessed owners as indicated have been obtained from the current tax duplicate of the **Egg Harbor City**. Notice must be given to all property owners within 200 feet of the subject property pursuant to the requirements of N.J.S.A. 40:55d-12.

  
\_\_\_\_\_  
William M. Johnson, C.T.A.  
Tax Assessor  
Egg Harbor City

ADJACENT PROPERTY LISTING

TAXING DISTRICT 07 EGG HARBOR CITY

COUNTY 01 ATLANTIC

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
✓ 53.07 1.03	1613 WHITE HORSE PIKE L2.03,3.03,4.02	4A	VAL-U AUTO PARTS, L.L.C. 1613 WHITE HORSE PIKE EGG HARBOR CITY, NJ	08215
✓ 53.07 16	113-159 BREMEN AVE L17-27	15C	CITY OF EGG HARBOR CITY 500 LONDON AVE EGG HARBOR CITY, NJ	08215
✓ 53.07 28.01	1659 WHITE HORSE PIKE L29.01,30.01	15C	CITY OF EGG HARBOR CITY 500 LONDON AVE EGG HARBOR CITY, NJ	05215
✓ 53.07 28.02	1515 WHITE HORSE PIKE L29.02,30.02	15C	CITY OF EGG HARBOR CITY 500 LONDON AVE EGG HARBOR CITY, NJ	08215
✓ 53.17 1.01	1601 WHITE HORSE PIKE L2.01,3.01,4.01,5.01	15C	CITY OF EGG HARBOR CITY 500 LONDON AVE EGG HARBOR CITY, NJ	08215
717 1	1501-1523 ATLANTIC AVE L2-6	15C	CITY OF EGG HARBOR CITY 500 LONDON AVE EGG HARBOR CITY, NJ	08215
717 7	24-38 ANTWERP AVE L8-10,14.02,23-28	15C	CITY OF EGG HARBOR CITY 500 LONDON AVE EGG HARBOR CITY, NJ	08215
717 18	1514-1524 WHITE HORSE PK L19-22	15C	CITY OF EGG HARBOR CITY 500 LONDON AVE EGG HARBOR CITY, NJ	08215
✓ 718 28	1513 WHITE HORSE PIKE L29,30	4A	FARRELL, JONATHAN PO BOX 771 COLOGNE, NJ	08213
✓ 958 1	NEW ORLEANS TO BREMEN AVE	15C	STATE OF NJ DEPT TRANSPORTATION MARKET ST & MCCARTER HWY NEWARK, NJ	07101

ALSO NOTIFY THE FOLLOWING

- ✓ ATLANTIC CITY ELECTRIC  
REAL ESTATE & RIGHT OF WAY DEPARTMENT  
5100 HARDING HIGHWAY, 63ML22  
MAYS LANDING, NJ 08330
  
- ✓ SOUTH JERSEY GAS CO.  
CORPORATE SECRETARY  
1 SOUTH JERSEY PLAZA RT. 54  
FOLSOM, NJ 08037
  
- ✓ VERIZON ENGINEERING DEPARTMENT  
10 TANSBORO RD  
BERLIN, NJ 08009
  
- ✓ COMCAST  
901 W LEEDS AVE  
ABSECON, NJ 08201
  
- ✓ ATLANTIC COUNTY UTILITIES AUTHORITY  
RICK WEHRHAN- DIRECTOR PROJECT DEVELOPMENT  
PO BOX 996  
PLEASANTVILLE, NJ 08232
  
- ✓ STATE HIGHWAY ROUTE 30  
1035 PARKWAY AVENUE  
TRENTON, NJ 08626
  
- ✓ COUNTY ROUTE 674  
ATLANTIC COUNTY PLANNING OFFICE  
1333 ATLANTIC AVENUE  
ATLANTIC CITY, NJ 08401
  
- ✓ MUNICIPAL CLERK  
GALLOWAY TOWNSHIP  
300 E. JIMLEEDS ROAD  
GALLOWAY, NJ 08205

**CERTIFIED LIST REQUEST**

To: Tax Assessor, City of Egg Harbor  
500 London Avenue  
Egg Harbor City, NJ 08215

I HEREBY REQUEST A CERTIFIED LIST OF PROPERTY OWNERS WITHIN TWO HUNDRED (200) FEET OF:

BLOCK 52.07 LOT 1  
1602 Whitehorse Pike  
PROPERTY ADDRESS

ENCLOSED FIND FEE OF \$10.00, PAYABLE TO CITY OF EGG HARBOR AS REQUIRED FOR SAID CERTIFIED LIST

SIGNED: [Signature]

PLEASE SEND CERTIFIED LIST TO:

NAME: Michael A Maffei

ADDRESS: 111 Cornell Dr  
Voorhees NJ 08043

PHONE: 609-929-0250

717 / 1-3, 18-28 (7)  
718 / 28-30  
53.17 / 1.01-4

TM # 5  
US 30  
Galloway Twp  
CR 674

Paid \$10.00 Cash D. Maffey 2-19-20

53.07 / 1.03, 16, 28.01, 28.02  
958/1