

**ZONING BOARD OF ADJUSTMENT
MEETING JUNE 15, 2011**

The caucus meeting began at 7:00 P.M. and the regular meeting began at 7:30 P.M.

Members present were:

Edwin Bergamo
Elaine Greenberg
Edward Avena
Alan Angelo
John Cheli
George LoBiondo
Jeff Francesconi

Member absent was: Leroy Goldblatt, Robert Ortega

Others Present were: Solicitor Frank DiDomenico, Secretary Yasmin Ricketts, Senior Planner Steven Hawk, and Zoning Official Patrick Finley

Minutes and resolutions from May 18, 2011 meeting were adopted.

Mr. DiDomenico went over agenda revisions for the evening. Dennis Buglio, Lang Resource Management Corp., Fernanda Kaspar, and Hance Bridge Properties have been moved to July 20, 2011 at the request of the applicants.

Applicant- **Richard & Patricia Cummines**, 3764 S. Main Road, Block 7110, Lot 19, Zone R-6. The applicant Mr. Richard Cummines testified on his own behalf, and would like to build a detached garage for his solar panels. The applicant stated that he will use the garage for his personal use.

Mr. Lobiondo wanted to know the location of the garage.

Mr. Cummines stated that the garage will be located in the rear of the property and he will gain access through Russell Avenue. It would be built behind the existing fence.

Mr. Bergamo wanted to know the setbacks requested because they weren't listed on the plan.

Mr. Cummines stated that it would be a 50' side yard setback.

Mr. DiDomenico asked if Mr. Cummines had any objections to 60'.

Mr. Cummines stated that 60' would place the garage in the center of his yard.

Mr. Bergamo explained that the applicant was requesting to build a garage four times the allowable size and the applicant has to make it 60' off the property line for his own protection.

Mr. Cummines agreed to keep it at 60'.

Mr. Bergamo made a motion to close the hearing. Mrs. Greenberg so moved, Mr. LoBiondo seconded. Roll call:

Mr. LoBiondo: Yes
Mr. Avena: Yes
Mrs. Greenberg: Yes
Mr. Cheli: Yes
Mr. Francesconi: Yes
Mr. Angelo: Yes
Mr. Bergamo: Yes

Mr. Angelo made a motion to approve the application. Mr. LoBiondo seconded. Roll call:

Mr. LoBiondo: Yes
Mr. Avena: Yes
Mrs. Greenberg: Yes
Mr. Cheli: Yes
Mr. Francesconi: Yes
Mr. Angelo: Yes
Mr. Bergamo: Yes

Application was **granted**.

Applicant- **Benito Hernandez**, 3114 S. Union Road, Block 1115, Lot 2, Zone W-6. The applicant testified on his own behalf, and is requesting to legalize a shed that is existing on his property. Mr. Hernandez showed pictures of exhibits a, b, and c to the board. He construct a 14' x 30' shed but it is within setbacks because there is plenty of land.

Chair made a motion to close the public hearing. Mrs. Greenberg so moved, Mr. LoBiondo seconded. Roll call:

Mr. LoBiondo: Yes
Mr. Avena: Yes
Mrs. Greenberg: Yes
Mr. Cheli: Yes
Mr. Francesconi: Yes
Mr. Angelo: Yes
Mr. Bergamo: Yes

Mr. Angelo entertained a motion to approve the application, Mr. Avena seconded.

Roll Call:

Mr. LoBiondo: Yes

Mr. Avena: Yes

Mrs. Greenberg: Yes

Mr. Cheli: Yes

Mr. Francesconi: Yes

Mr. Angelo: Yes

Mr. Bergamo: Yes

Application was **granted**.

Applicant- **Ware's Van & Storage, Inc.**, 1334 N. West Boulevard, Block 1604, Lot 7, Zone R-3. Mr. LoBiondo stepped down because of a conflict. The applicant was represented by Rocco Tedesco, Esq., and is requesting a certification of non-conforming use. The applicant is in Florida and he is sick. The information was obtained over the phone. The zone was changed and they would like to sell the property. The zone accommodates warehouses and trucking, and portion lies in residential zone. Most of the property is in the I zone.

Chair made a motion to close the public hearing. Mrs. Greenberg so moved, Mr. Avena seconded. Roll call:

Mr. Avena: Yes

Mrs. Greenberg: Yes

Mr. Cheli: Yes

Mr. Francesconi: Yes

Mr. Angelo: Yes

Mr. Bergamo: Yes

Mr. Angelo entertained a motion to approve the application, Mr. Avena seconded.

Roll Call:

Mr. Avena: Yes

Mrs. Greenberg: Yes

Mr. Cheli: Yes

Mr. Francesconi: Yes

Mr. Angelo: Yes

Mr. Bergamo: Yes

Application was **granted**.

Applicant- **Women's Club of Vineland**, 677 S. Main Road, Block 5101, Lot 1, Zone R-3. Mr. LoBiondo stepped down because of a conflict. The applicant was represented by Steven Fabietti, Esq., and is requesting to install a freestanding sign. The office is a pre-existing con-conforming use and needs a variance for the sign. The Planner's report states

that the sign should meet the setback of 10', 30' from Washington Avenue, and 30' from the southerly property line.

Mr. DiDomenico added that the sign will be as depicted.

Chair made a motion to close the public hearing. Mrs. Greenberg so moved, Mr. Avena seconded. Roll call:

Mr. Avena: Yes

Mrs. Greenberg: Yes

Mr. Cheli: Yes

Mr. Francesconi: Yes

Mr. Angelo: Yes

Mr. Bergamo: Yes

Mr. Angelo entertained a motion to approve the application, Mrs. Greenberg seconded.

Roll Call:

Mr. Avena: Yes

Mrs. Greenberg: Yes

Mr. Cheli: Yes

Mr. Francesconi: Yes

Mr. Angelo: Yes

Mr. Bergamo: Yes

Application was **granted**.

Applicant- **Howard Allen Associates**, 603 Paul Street, Block 4916, Lot 3, Zone R-3. The applicant was represented by Robert Casella, Esq., and is requesting the use of a single family dwelling for an operation machine that makes patterns for clothing. There will be no more than two employees at a time. The hours of operation will be normal business, 8:30AM until 4:30PM. There will be no change to the structure and no signs will be erected. The house is within the feet of the I-3 and B-1 zones which allow business uses. The operation will not impact negatively to the neighborhood.

Mr. DiDomenico stated that the application should be to operate a clothing factory, and currently it is just specific to this machine.

Mr. Bergamo stated that they probably have been in business for many years. A better way to clean this up would be an all-inclusive deed.

Mr. Casella mentioned that the property was owned by two entities, and it would cause a hardship at this time. He agreed that it would be desirable in the future.

Mr. LoBiondo wanted to know the size of the machine and the reason it cannot be operated in the factory.

Mr. Casella stated that the machine is 12'-15' and the factory is not that big. It also enables the operator to work in quiet.

Mr. Hawk questioned the turning diagram for the driveway.

Mr. Jermone Irick, Licensed Engineer, explained the driveway diagram. There could be a turning to the rear, 10' x 20' concrete area for both parking spaces. There is a fence in the rear. It can be removed and create a paved parking space.

Mr. DiDomenico stated that there is nothing in the notice for a parking variance.

Mr. Bergamo explained that the applicant must add the parking variances to the public notice.

Continue hearing with a new notice, adding operation of clothing factory using pattern machine, and parking variances.

Application continued to July 20, 2011.

Meeting adjourned at 7:25 PM.

Yasmin Ricketts, Secretary
Zoning Board of Adjustment