

**ZONING BOARD OF ADJUSTMENT
MEETING APRIL 18, 2012**

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
John Cheli
George LoBiondo
Leroy Goldblatt
Jeffrey Francesconi

Member absent was: Edward Avena, Alan Angelo, Robert Ortega

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

Mr. DiDomenico went over the revisions to the agenda for the night. All the applications were in order. The application for Fernanda Kaspar is postponed at the request of the applicant for May 16, 2012 with no further notice. The application for Danielle Gnatz is also postponed at the request of the applicant for May 16, 2012 with no further notice.

The Chairman entertained a motion to approve the minutes from the March 21, 2012 meeting.

Roll call:

Mr. LoBiondo: Yes
Mr. Francesconi: Yes
Mr. Cheli: Yes
Mr. Goldblatt: Yes
Mr. Bergamo: Yes

Mrs. Elaine Greenberg entered the meeting at 8:40PM.

The Chairman entertained a motion to approve the resolutions from the March 21, 2012 meeting.

Roll call:

Mr. LoBiondo: Yes
Mr. Francesconi: Yes
Mr. Cheli: Yes
Mr. Goldblatt: Yes
Mr. Bergamo: Yes

Mrs. Elaine Greenberg entered the meeting at 8:40PM.

Applicant- **Vision Property Group, LLC**, 1672 N. Delsea Drive, Block 1101, Lot 64, Zones B-3 and R-4. The applicant was represented by Charles Jones, Esq. and was requesting a major site plan approval, in conjunction with a “d” variance, to construct a 20,115 square foot (gross floor area) one story building for permitted uses within the B-3 zone.

Mrs. Elaine Greenberg entered the meeting at 8:40PM.

Mr. DiDomenico explained that there were six members and they are entitled to seven members. Mr. Jones agreed to proceed with six members.

Mr. Rami Nassar, Professional Planner and Engineer, was sworn in to give testimony. Mr. Nassar displayed an aerial of the location of the proposed shopping center. It is in the corner of N. Delsea Drive and Wheat Road. It is an “L” shaped property. The rear is in the residential zone, and the front is in the business zone. The retail portion is permitted in the zone, but the storm water management basin is located in the residential portion of the property. The shape of the property creates a land lock, and it is a useless piece of property. The board can grant a variance for the use of the basin. It is accessory to the commercial portion use in a residential zone, so it requires a variance. The basin meets all of the requirements.

Chairman entertained a motion to close the public hearing.

Roll call:

Mr. LoBiondo: Yes

Ms. Greenberg: Yes

Mr. Francesconi: Yes

Mr. Cheli: Yes

Mr. Goldblatt: Yes

Mr. Bergamo: Yes

Mr. Goldblatt made a motion to approve the basin in the residential portion of the zone.

Roll call:

Mr. LoBiondo: Yes

Ms. Greenberg: Yes

Mr. Francesconi: Yes

Mr. Cheli: Yes

Mr. Goldblatt: Yes

Mr. Bergamo: Yes

Mr. Nassar explained that they are proposing 20,115 square feet of commercial retail facility on the “L” shaped property. There will be parking in the front with two access points. There will be one access point on Delsea Drive, and one access point on Wheat

Road. They will comply with all the requirements for setbacks. The site will have 114 parking spaces based on the potential uses.

Mr. Bergamo wanted to know if there was a specific use for the proposed building.

Mr. Nassar explained that the owner could answer that question. He went over the buffer requirements. The buffer should be 50' from Wheat Road, and they are proposing 12'. The driveway to the north of the building is 15' wide, so they are decreasing the buffer. It is safer to have a wider driveway. Item 6, design waivers, they are making a fire lane so that waiver is eliminated. Item 6b, is the 8.8' island that is being landscaped. Item 6c, are the parking spaces. They are requesting 9' vs. 9.5' required. Item 6d, islands in the parking area. They do not want to have islands in the front along Wheat Road, because it will be easier for clean-up. They are asking for waivers for two islands. Item 7b, they will provide bicycle racks.

Mr. John D'Danato, owner of Vision Properties Group, LLC, explained that he would install the bicycle racks with the eleven spaces needed. He requested to have six bicycle spaces instead of eleven.

Mr. Nassar clarified item d, the wall mounted lights. There will be regular shoe boxes hanging from the building. Item 8 a and b, shade trees requirement. They meet the number of tree required but not the placement of the trees. They proposed to spread out the trees on the side to the north. There will be a total of thirteen trees. There will be two along Delsea Drive, four along Wheat Road, and the rest will be along the north buffer of the site. In item 8f, is the screening along the residential property. They are proposing a 6' solid vinyl fence. They increased the natural vegetation around to thirty feet for a landscaping buffer. That area is heavily wooded, and they are leaving 30' around. Item g, requesting a waiver from providing an access drive to the rear basin.

Mr. Hawk explained that our ordinance requires 9.5' width for the parking spaces. We have a wider standard than most municipalities. They are more favorable for shopping centers with carts. He suggested hair pin markings for even space on each side. They can designate certain spaces. In number 9, the board has to establish a decision to establish sidewalks in this area.

Mr. Bergamo explained that he thought sidewalks would enhance the property giving people easier access to the site.

Mr. Nassar explained that a sidewalk would not serve a purpose because of the configuration of the property and the location of the access points.

Mr. Hawk explained that a 50' piece of sidewalk at the NE corner should be installed so that pedestrians do not have to walk on the driveway. It should start at the property line.

Mr. Nassar addressed the Engineer's report. He explained that the basin was designed shallower and reducing the volume, because of the residential properties in the rear. It will reduce any overflow to the homes.

Mr. Maillet explained that they want to prevent standing water. They are asking for less depth, and they could meet with the Engineering department about the depth.

Mr. Nassar explained that the drive width on Delsea Drive has a 5' radius. They went to the NJDOT, and they have to be 24' from the property next door. That driveway encroached, so that forced them to have a 5' radius. The NJDOT said it was a major access. They will attempt to ask for waiver to reduce the existing curvature from the existing driveway from 24' to 12' to increase the radius.

Mr. Hawk explained that 5' radius is the minimum requirement, but the city requires a bigger radius for larger vehicles. The 5' proposed is not enough room for a truck, and they would not be able to access the site.

Mr. Nassar explained that they will impose that the trucks use Wheat Road for access. If they are not successful increasing the radius. There will be no trucks allowed onto the site.

Chairman entertained a motion to close the public hearing.

Roll call:

Mr. LoBiondo: Yes

Ms. Greenberg: Yes

Mr. Francesconi: Yes

Mr. Cheli: Yes

Mr. Goldblatt: Yes

Mr. Bergamo: Yes

Mr. Goldblatt made a motion to approve the site plan.

Roll call:

Mr. LoBiondo: Yes

Ms. Greenberg: Yes

Mr. Francesconi: Yes

Mr. Cheli: Yes

Mr. Goldblatt: Yes

Mr. Bergamo: Yes

Application was **granted**.

Chair made a motion to adjourn.

Roll call:

Mr. LoBiondo: Yes

Mr. Avena: Yes

Ms. Greenberg: Yes

Mr. Cheli: Yes

Mr. Ortega: Yes

Mr. Angelo: Yes

Mr. Bergamo: Yes

Meeting adjourned at 8:43 PM

Yasmin Ricketts, Secretary

Zoning Board of Adjustment