

**ZONING BOARD OF ADJUSTMENT  
MEETING FEBRUARY 20, 2013**

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

**Members present were:**

Edwin Bergamo  
Alan Angelo  
Leroy Goldblatt  
George LoBiondo  
John Cheli  
Edward Avena  
Jeffrey Francesoni  
Robert Ortega

**Members absent were:** Elaine Greenberg

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

Mr. DiDomenico announced that Ellis pond, LLC would be postponed until March 20, 2013.

The Chairman entertained a motion to approve the resolutions from the January 16, 2013 meeting. Resolutions 2013-1, 2013-2, 2013-3, 2013-4, 2013-5, 2013-6, 2013-7.

Roll call:

Mr. LoBiondo: Yes, Abstain 2013-7  
Mr. Avena: Yes  
Mr. Francesoni: Yes  
Mr. Cheli: Yes  
Mr. Goldblatt: Yes  
Mr. Angelo: Yes  
Mr. Bergamo: Yes

The Chairman entertained a motion to approve the minutes from the January 16, 2013 meeting.

Roll call:

Mr. LoBiondo: Yes  
Mr. Avena: Yes  
Mr. Francesoni: Yes  
Mr. Cheli: Yes  
Mr. Goldblatt: Yes  
Mr. Angelo: Yes  
Mr. Bergamo: Yes

Mr. LoBiondo entertained a motion to appoint Alan Angelo as Acting Chairman.

Roll Call:

Mr. LoBiondo: Yes

Mr. Avena: Yes

Mr. Francesoni: Yes

Mr. Cheli: Yes

Mr. Goldblatt: Yes

Mr. Angelo: Yes

Mr. Bergamo: Yes

Applicant- **Major Petroleum**, 1197 N. Main Road, Block 1909, Lot 66, Zones I-2. The applicant was represented by Rocco Tedesco, Esq. Mr. Bergamo excused himself because of a conflict. Mr. Tedesco, Esq. explained the property is located near Vineland Produce Auction. There is a diesel facility in the middle of the property. The building in the rear is occupied by Miller's leasing offices and mechanical repairs for that facility. The proposal is for a two bay carwash with vacuum stations. The location previously permitted that use and now it is only permitted in the B-3 zone. The applicant contacted the Produce Auction and they have no objection. There is a problem with members of the public using the rear interconnection through the Produce Auction property. There is a comment in the review report that explains that further. The flow of traffic is also a concern for trucks and trailers. The geometry of the driveway was not the best, so it has to be straightened for trucks. The traffic circulation will meet engineering practices for design. They will be replacing a gas fueling pump with natural gas. One out of four islands will have natural gas, and there will be a natural gas compressing station behind the office facility.

Mr. Hawk wanted them to clarify comment 2, the "Proposed Use" with regards to the plan note that vaguely stated other storage as needed.

Mr. Tedesco explained that the uses are storage for Miller.

Mr. Hawk read the comment from the plan that he needed clarity.

Mr. Tedesco explained that comment 6a, one parking space short. Comment 6b, requesting variance for side buffer for shed that was not previously approved.

Mr. Hawk explained that the side buffer variance is for the existing shed located near the northerly line. The shed is not identified on the plan.

Mr. Tedesco explained that the applicant would like a waiver for screening materials and for the board to accept the previous approval requirements. Comment 8, the last parking space will be eliminated in order to provide the required back up space.

Mr. Hawk stated that the parking variance shall be revised to two parking spaces short of the standard.

Mr. Tedesco explained that comment 9 will be removed from the plan. Comment 10a, it will read gas compressing facility. The proposed fence around the trash will be 6' in height, and there will be no new signs proposed.

Mr. LoBiondo wanted to know how a customer would know there was a carwash without a sign.

Nate Pizzo, Owner, testified on his own behalf. There will be signage on the front side of the building, and they also plan on adding to the existing freestanding sign.

Mr. DiDomenico wanted to know what the size of the sign was going to be.

Mr. Pizzo stated that he did not know.

Mr. Tedesco stated that they would add 32' square feet to the existing sign and they would be compliant with the size.

Mr. DiDomenico explained that they would amend the application to add 16 square feet to the sign. Anything over 50 square feet would be a variance.

Mr. Hawk indicated that the proposed additional sign face area is a variance.

Mr. Tedesco explained that comment 12, paragraph four, it is not a general repair shop. There are four employees and 41 additional spaces in the rear are for storage of trucks.

Jerome Irick, Engineer, testified on behalf of the applicant. He explained the proposed concrete barrier on sheet 5. He said sheet 5 shows the barrier would eliminate the rear interconnection.

Mr. Hawk explained that the paved access to the connection of the site in the rear is not in question. He was questioning the paved access in the front near building #1. He wanted to know what was proposed.

Mr. Irick stated that they were planning on leaving the wheel stops and denying access at the front interconnection between the two sites.

Mr. Tedesco stated that they would put bollards up. In the Engineering report comment 1, existing maintenance logs. They will have the engineer prepare a report.

Mr. Maillet wanted to know if it was going to be coin operated.

Mr. Tedesco explained that it will be fully automatic. The queue will hold 18 cars and they will pay at the machine before driving into the bay. They would also like to make a revision and add an additional pump to one of the islands for natural gas.

Acting Chairman acting entertained a motion to close the public hearing.

Roll call:

Mr. LoBiondo: Yes

Mr. Avena: Yes

Mr. Francesoni: Yes

Mr. Cheli: Yes

Mr. Ortega: Yes

Mr. Goldblatt: Yes

Mr. Angelo: Yes

Mr. Goldblatt made a motion to approve the application.

Roll call:

Mr. LoBiondo: Yes

Mr. Avena: Yes

Mr. Francesoni: Yes  
Mr. Cheli: Yes  
Mr. Ortega: Yes  
Mr. Goldblatt: Yes  
Mr. Angelo: Yes

Application was **granted**.

Chairman made a motion to adjourn.

Roll call:

Mr. LoBiondo: Yes  
Mr. Avena: Yes  
Mr. Francesoni: Yes  
Mr. Cheli: Yes  
Mr. Ortega: Yes  
Mr. Goldblatt: Yes  
Mr. Angelo: Yes

Meeting adjourned at 8:14 PM

Yasmin Ricketts, Secretary  
**Zoning Board of Adjustment**