

**ZONING BOARD OF ADJUSTMENT  
MEETING JANUARY 15, 2014**

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

**Members present were:**

Edwin Bergamo  
George LoBiondo  
Allan Bernardini  
Alan Angelo  
Robert Ortega  
Ryan Flaim  
William Guccio  
Jeffery Francesconi

**Members absent were:** Elaine Greenberg

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

The Chairman entertained a motion to approve the minutes from the December 18, 2013 meeting.

Roll call:

Mr. LoBiondo: Yes  
Mr. Guccio: Yes  
Mr. Francesconi: Yes  
Mr. Bernardini: Yes  
Mr. Flaim: Yes  
Mr. Angelo: Yes  
Mr. Bergamo: Yes

The Chairman entertained a motion to approve the resolutions from the December 18, 2013 meeting.

Roll call:

Mr. LoBiondo: Abstain  
Mr. Guccio: Yes  
Mr. Francesconi: Yes  
Mr. Bernardini: Yes  
Mr. Flaim: Yes  
Mr. Angelo: Yes  
Mr. Bergamo: Yes

Applicant- **Brian and Lisa Simkins**-2265 Brookfield Street, Block 6405, Lot 44, Zone R-4. The applicant was represented by Michael Guccio, Esq. The property is located at the corner of Brookfield Street and Fruit Street so it has two front yards. There are two accessory structures, a 14' x 28' garage, and a 10' x 10' shed. The applicant constructed the garage and the fence without any permits so they received violation notice from the City of Vineland. A 6' solid vinyl fence replaced a wooden fence that was destroyed in a storm. The City does not require permits for fences but the height of the fence is the issue. The shed is 2' off the property line but it was there when they purchased the property. The fence was replaced for the safety of their two young children. The fence does not affect any sight lines. The garage is on a foundation that cannot be removed and would suffer hardship if they do.

Mr. Bergamo wanted to know if the garage was pre-built and if the building was for personal use.

Brian Simkins, applicant testified on his own behalf. The shed is pre-fabricated and is for his personal use only.

Matthew Kiel, lives at 2226 Fruit Street. He was concerned with building codes and zoning laws.

Mr. Maillet explained that there should not be a sight line problem with the fence.

Roll call:

Mr. LoBiondo: Yes

Mr. Guccio: Yes

Mr. Francesconi: Yes

Mr. Bernardini: Yes

Mr. Flaim: Yes

Mr. Angelo: Yes

Mr. Bergamo: Yes

Mr. LoBiondo made a motion to approve the application.

Roll call:

Mr. LoBiondo: Yes

Mr. Guccio: Yes

Mr. Francesconi: Yes

Mr. Bernardini: Yes

Mr. Flaim: Yes

Mr. Angelo: Yes

Mr. Bergamo: Yes

Application was **granted**.

Applicant- **Lois Mae Dickel-Hull**-1225 N. West Avenue, Block 1604, Lot 31, Zone R-3. The applicant was represented by Robert Casella, Esq. The applicant would like to construct an addition for bedroom and porch addition in an existing duplex. The daughter and her family reside in the other side of the duplex. They are building up, so the footprint of the dwelling will remain the same. There are two separate septic systems, adequate parking, and other similar uses nearby.

Roll call:

Mr. LoBiondo: Yes  
Mr. Gruccio: Yes  
Mr. Francesconi: Yes  
Mr. Bernardini: Yes  
Mr. Flaim: Yes  
Mr. Angelo: Yes  
Mr. Bergamo: Yes

Mr. Angelo made a motion to approve the application.

Roll call:

Mr. LoBiondo: Yes  
Mr. Gruccio: Yes  
Mr. Francesconi: Yes  
Mr. Bernardini: Yes  
Mr. Flaim: Yes  
Mr. Angelo: Yes  
Mr. Bergamo: Yes

Applicant- **Community Health Care, Inc.**-785 W. Sherman Avenue, Block 7001, Lot 16, Zone B-3. The applicant was represented by Theodore Ritter, Esq. The Zoning Board granted a use variance approval on August 21, 2013. They are now before the board for major site plan approval.

Matthew Baldino, Professional Engineer, testified on behalf of the applicant. The forested area in the rear will remain. Neighboring uses are Wawa and the U Sell Flea Market. The applicant is seeking minimal relief. The proposed medical center is not oriented towards the street and will have pedestrian sidewalk. They do not see the benefit to a stub out. The applicant agrees with paragraph 9a, 6' high chain link fence around the storm water basin. Comment 9b, the applicant agrees with comments about signage. Paragraph 11, the 108 parking spaces proposed is adequate for the site.

Nathan Mosley, Traffic Engineer, testified on behalf of the applicant. The proposed medical center is very similar to a regular clinic. They peak at 90 to 95 parking spaces. The applicant will also increase handicapped parking.

Salvatore Corvino, Architect, testified on behalf of the applicant. The building is "L" shaped and will have an atrium glass entrance. There will be a garden in the front with a freestanding wall and will be well landscaped. The exterior color has not been finalized yet.

Mr. Hawk explained that the applicant is utilizing the new community design standards.

James Curtis Edwards testified on behalf of the applicant. There will be other sites open so this facility will not be the only one in operation. Generally patients are in and out within 20 minutes, so parking is sufficient for this site.

Roll call:

Mr. LoBiondo: Yes

Mr. Guccio: Yes

Mr. Francesconi: Yes

Mr. Bernardini: Yes

Mr. Flaim: Yes

Mr. Angelo: Yes

Mr. Bergamo: Yes

Mr. Angelo made a motion to approve the application.

Roll call:

Mr. LoBiondo: Yes

Mr. Guccio: Yes

Mr. Francesconi: Yes

Mr. Bernardini: Yes

Mr. Flaim: Yes

Mr. Angelo: Yes

Mr. Bergamo: Yes

Chairman made a motion to adjourn.

Roll call:

Mr. LoBiondo: Yes

Mr. Guccio: Yes

Mr. Francesconi: Yes

Mr. Bernardini: Yes

Mr. Flaim: Yes

Mr. Angelo: Yes

Mr. Bergamo: Yes

Meeting adjourned at 8:56 PM

Yasmin Ricketts, Secretary

**Zoning Board of Adjustment**

