

**ZONING BOARD OF ADJUSTMENT
MEETING JANUARY 21, 2015**

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

Members present were:

George LoBiondo
Elaine Greenberg
Robert Ortega
Ryan Flaim
William Gruccio

Members absent were: Seth Velez

Others Present were: Solicitor Frank DiDomenico, Secretary Yasmin Ricketts, and Principal Planner Stephen Hawk

Mr. DiDomenico opened the meeting to reorganize for the year.

Mr. Ortega made a motion to nominate George LoBiondo as Chairman.

Roll Call:

Mr. Gruccio: Yes
Ms. Greenberg: Yes
Mr. Flaim: Yes
Mr. Ortega: Yes
Mr. LoBiondo: Yes

Mr. Ortega made a motion to nominate Elaine Greenberg as Vice Chairperson.

Roll Call:

Mr. Gruccio: Yes
Ms. Greenberg: Yes
Mr. Flaim: Yes
Mr. Ortega: Yes
Mr. LoBiondo: Yes

Mr. Ortega made a motion to nominate Frank DiDomenico as Solicitor.

Roll Call:

Mr. Gruccio: Yes
Ms. Greenberg: Yes
Mr. Flaim: Yes
Mr. Ortega: Yes
Mr. LoBiondo: Yes

Mrs. Greenberg made a motion to nominate Yasmin Ricketts as Secretary.

Roll Call:

Mr. Gruccio: Yes
Ms. Greenberg: Yes
Mr. Flaim: Yes
Mr. Ortega: Yes
Mr. LoBiondo: Yes

Mr. LoBiondo made a motion to approve the meeting schedule for 2015.

Roll call:

Mr. Guccio: Yes

Ms. Greenberg: Yes

Mr. Flaim: Yes

Mr. Ortega: Yes

Mr. LoBiondo: Yes

The Chairman entertained a motion to approve the minutes from the December 17, 2014 meeting.

Roll call:

Mr. Guccio: Yes

Ms. Greenberg: Abstain

Mr. Flaim: Yes

Mr. Ortega: Yes

Mr. LoBiondo: Yes

The Chairman entertained a motion to approve the resolutions from the December 17, 2014 meeting.

Roll call:

Mr. Guccio: Yes

Ms. Greenberg: Abstain

Mr. Flaim: Yes

Mr. Ortega: Yes

Mr. LoBiondo: Yes

Mr. DiDomenico went over the revisions to the agenda for the evening.

Applicant- **Linda Culp**-4276 Columbia Avenue, Block 132, Lot 12, Zone A-5.

Ms. Linda Culp testified on her own behalf. She is proposing to re-construct part of her single family dwelling which was destroyed by a fire in 2011. Ms. Culp would be rebuilding in the same footprint and the house will have two bedrooms.

Mrs. Greenberg wanted to know about the loft.

Ms. Culp explained that it is going to be a family room. It will be open space.

Mr. LoBiondo wanted to know if she would combine the property to the north that she owns.

Ms. Culp indicated that the two lots were combined in the year 2000 and she is still taxed for two lots.

Mr. Hawk indicated that he would check to see if we have a file. He wanted to know if she would be willing to combine them if they were not done legally.

Ms. Culp agreed to combine the two lots if they were not done previously.

Mr. Hawk explained that the reconstruction on the north side triggers a variance of 25' whereas 40' required. If the lots are combined, that variance would not be necessary. The A-5 allows 15% of impervious coverage and with construction of the addition it comes out to 18%. The final relief is to build on an unimproved street.

Ms. Culp explained that the city put the road in and plows it. They also just widened the road about a month ago.

Mr. Ortega wanted to know about the two addresses listed on the application.

Ms. Culp explained that she was not given a 911 number for emergencies and they gave her that address. Her official street is on Columbia Avenue. It is about 600' back from Delsea Drive.

Chairman made a motion to close the public hearing.

Roll call:

Mr. Gruccio: Yes

Ms. Greenberg: Yes

Mr. Flaim: Yes

Mr. Ortega: Yes

Mr. LoBiondo: Yes

Mr. Ortega made a motion to approve the application.

Roll call:

Mr. Gruccio: Yes

Ms. Greenberg: Yes

Mr. Flaim: Yes

Mr. Ortega: Yes

Mr. LoBiondo: Yes

Application was granted.

Applicant- **Russell & Alice Zerra**-2284 E. Chestnut Avenue, Block 4409, Lot 13, Zone R-5.

Mr. Russell Zerra testified on his own behalf. He is requesting to demolish his old garage and construct 30' x 26' garage. He may move the garage 10' back and he would still have 15' setback.

Mr. LoBiondo wanted to know if there would be any commercial uses.

Mr. Zerra explained that it would be for his personal use.

Mr. DiDomenico stated that he would have to meet all the bulk standards of the zone. He could move the garage but have to comply. He would also have to meet the minimum height standards of the ordinance.

Chairman made a motion to close the public hearing.

Roll call:

Mr. Gruccio: Yes

Ms. Greenberg: Yes

Mr. Flaim: Yes

Mr. Ortega: Yes

Mr. LoBiondo: Yes

Mr. Gruccio made a motion to approve the application.

Roll call:

Mr. Gruccio: Yes

Ms. Greenberg: Yes

Mr. Flaim: Yes
Mr. Ortega: Yes
Mr. LoBiondo: Yes

Application was granted.

Chairman made a motion to adjourn.

Roll call:

Mr. Gruccio: Yes
Ms. Greenberg: Yes
Mr. Flaim: Yes
Mr. Ortega: Yes
Mr. LoBiondo: Yes

Meeting adjourned at 8:08 PM

Yasmin Ricketts, Secretary
Zoning Board of Adjustment