

**ZONING BOARD OF ADJUSTMENT
MEETING JULY 15, 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
William Guccio
Ryan Flaim
Andrew Fabbri

Members absent were: Robert Ortega, James Kubiak

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

The Chairman entertained a motion to approve the minutes from the June 17, 2015 meeting.

Roll call:

Mr. Guccio: Yes
Mr. Fabbri: Yes
Ms. Greenberg: Abstain
Mr. Flaim: Yes
Mr. LoBiondo: Yes

The Chairman entertained a motion to approve the resolutions from the June 17, 2015 meeting.

Roll call:

Mr. Guccio: Yes
Mr. Fabbri: Yes
Ms. Greenberg: Abstain
Mr. Flaim: Yes
Mr. LoBiondo: Yes

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

Applicant- **Brian Collini**-37 Northwood Drive, Block 3112, Lot 27, Zone R-3.

Mr. Brian Collini testified on his own behalf. He is requesting a variance to construct a 19.5' x 20' addition on the rear of the property. The addition requires a side yard setback of 11.4' whereas 15' is required. The addition is to enlarge the master bedroom.

Chairman made a motion to close the public hearing.

Roll call:

Mr. Guccio: Yes
Ms. Greenberg: Yes
Mr. Flaim: Yes
Mr. Fabbri: Yes

Mr. LoBiondo: Yes

Ms. Greenberg made a motion to approve the application.

Roll call:

Ms. Greenberg: Yes

Mr. Flaim: Yes

Mr. Fabbri: Yes

Mr. Gruccio: Yes

Mr. LoBiondo: Yes

Application was approved.

Applicant- **Salvador Garcia**-409 W. Plum Street, Block 2913, Lot 3, Zone R.

Mr. Garcia testified on his own behalf. He is the owner of Kelly Construction. The proposed property was formerly a two family dwelling and a retail store. He is requesting to renovate the fire damaged structure and make it into a two family dwelling. He agrees and will comply with all the comments in the Planning Report.

Mr. Hawk indicated that four parking spaces are required for a two family dwelling. The property is in the R zone which permits two family dwellings. The fire damaged building was previously a legal single family dwelling and retail store. The property may have been converted into an illegal two family dwelling without approvals or permits. The proposed two family dwelling will be a less intense use than the previous use. There are some site improvements that need to be made. Remove all existing asphalt in the front yard area. Create parking in the rear to create a more residential look. Provide landscaping in the front area and adjacent to the front of the dwelling. Concrete apron should be removed and reinstalled properly. Remove and replace all fences on the property that are in disrepair. Remove existing telephone stand. Remove all trash and debris on the property. Remove the existing wood frame canopy at the rear of the main structure. The second floor exterior stairs is preferred.

Mr. Garcia stated that he will relocate the existing second floor exterior stairs to the rear of the building.

Chairman made a motion to close the public hearing.

Roll call:

Mr. Flaim: Yes

Mr. Fabbri: Yes

Mr. Gruccio: Yes

Ms. Greenberg: Yes

Mr. LoBiondo: Yes

Mr. Gruccio made a motion to approve the application.

Roll call:

Mr. Fabbri: Yes

Mr. Gruccio: Yes

Ms. Greenberg: Yes

Mr. Flaim: Yes

Mr. LoBiondo: Yes

Application was approved.

Applicant- **Vineland Kosher Poultry, Inc.**-1100 S. Mill Road, Block 5401, Lot 3, Zone I-3.

The applicant was represented by Michael Daily, Esq.

Mr. Marvin Rabb, minority shareholder, testified on behalf of the applicant. The site was used as a kosher processing plant until December 31, 2010. There is a single family dwelling on the site that was previously occupied by shareholders and Rabbis. The applicant now wants to use the single family dwelling as a rental unit. The tenant will provide security for the vacant plant. Currently security checks on the property two to three times a day. They have had problems with thieves attempting to steal cooper.

Mr. Finley explained that it is an industrial zone and there is a single family dwelling on the property. They need a variance to utilize the house.

Mr. LoBiondo indicated that normally they discourage residential uses in an industrial zone but the house already exists.

Mr. Finley explained that the house was probably there before the zone became industrial.

Ms. Greenberg wanted to know if the other structures were obsolete.

Mr. Finley explained that they have no intension on using that building. They would have to go back to the board if they want to use it.

Chairman made a motion to close the public hearing.

Roll call:

Mr. Guccio: Yes

Ms. Greenberg: Yes

Mr. Flaim: Yes

Mr. Fabbri: Yes

Mr. LoBiondo: Yes

Ms. Greenberg made a motion to approve the application.

Roll call:

Ms. Greenberg: Yes

Mr. Flaim: Yes

Mr. Fabbri: Yes

Mr. Guccio: Yes

Mr. LoBiondo: Yes

Application was approved.

Chairman made a motion to adjourn.

Roll call:

Ms. Greenberg: Yes

Mr. Flaim: Yes

Mr. Fabbri: Yes

Mr. Guccio: Yes

Mr. LoBiondo: Yes

Meeting adjourned at 8:01 PM

Yasmin Ricketts, Secretary

Zoning Board of Adjustment