

**ZONING BOARD OF ADJUSTMENT  
MEETING OCTOBER 19, 2016**

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  
Joseph Stefano  
William Guccio  
Andrew Fabbri

**Members absent were:** Ryan Flaim, Alexis Cartagena

**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 September 21, 2016 meeting.

Roll call:

Mr. Guccio: Abstain  
Mr. Fabbri: Abstain  
Mrs. Greenberg: Yes  
Mr. Stefano: Yes  
Mr. Ortega: Yes  
Mr. LoBiondo: Yes

The Chairman entertained a motion to approve the resolutions from the September 21, 2016 meeting.

Roll call:

#2016-27

Mr. Guccio: Abstain  
Mr. Fabbri: Abstain  
Mrs. Greenberg: Yes  
Mr. Stefano: Yes  
Mr. Ortega: Yes  
Mr. LoBiondo: Yes

#2016-28

Mr. Guccio: Abstain  
Mr. Fabbri: Abstain  
Mrs. Greenberg: Abstain  
Mr. Stefano: Yes  
Mr. Ortega: Yes  
Mr. LoBiondo: Yes

#2016-29

Mr. Guccio: Abstain  
Mr. Fabbri: Abstain  
Mrs. Greenberg: Yes  
Mr. Stefano: Yes  
Mr. Ortega: Yes

Mr. LoBiondo: Yes

#2016-30

Mr. Guccio: Abstain

Mr. Fabbri: Abstain

Mrs. Greenberg: Yes

Mr. Stefano: Yes

Mr. Ortega: Yes

Mr. LoBiondo: Yes

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

Applicant- **Perry & Kathleen Barse** -1140 New Pear Street, Block 3105, Lot 47, Zone R-3.

Mr. Perry Barse testified on his own behalf. Mr. Barse is requesting to install a ground mounted solar panel array in the rear of his property. It will be 84 feet in length and 16 feet wide with a height not to exceed 13 feet. There is a minimum of 40 feet from any structure and adjoining properties. The solar array will be buffered by the woods in rear of his property and shrubs.

Mr. Ortega made a motion to approve the application.

Roll call:

Mrs. Greenberg: Yes

Mr. Ortega: Yes

Mr. Guccio: Yes

Mr. Stefano: Yes

Mr. Fabbri: Yes

Mr. LoBiondo: Yes

Application was approved.

Applicant- **Transforming Truth Ministries** -20 Coney Avenue, Block 3105, Lot 47, Zone R-3.

The applicant was represented by Mr. Rocco Tedesco, Esq. The applicant is seeking a use variance for a church to be located within a vacant building in the B-3 zone. In 2009, the applicant received an approval to construct a church on North Delsea Drive. They have not been financially able to construct the church. As a result, they are seeking a temporary site for the church. They signed a lease agreement to rent 20 Coney Avenue. After paying three month rent, the applicant discovered the approval for Coney Avenue was rescinded for non-payment of permit fees. The applicant asked the landlord for release from the lease and refund of rent. The church currently has 40 members and 35 regularly attend services. All the members drive their own vehicles and the church does not have a bus for transporting members. There are only 9 parking spaces available for the church. They do not have the financial means to pay for a site plan.

Dr. M. Virginia Perry, Assistant Pastor of Transforming Truth Ministries, testified on behalf of the applicant. There are about 20-25 vehicles for Sunday morning service and more in the evening service. Choir practice takes place on Saturdays from 9:00am to noon and bible services in the evening. The landlord told them that they could use the Board of Education's lot but that was not confirmed. The property cannot meet the church's needs.

Mr. Hawk indicated that there is no room on the site for additional parking. There is also a residential use on the property that requires parking on a daily basis. The 1996 approval stated that if the

congregation exceeds 30 members, then they have to return to address parking. Dr. Perry indicated that there are at least 40 members.

Mr. Gruccio made a motion to deny the application.

Roll call:

Mr. Gruccio: Yes

Mr. Stefano: Yes

Mrs. Greenberg: Yes

Mr. Ortega: Yes

Mr. LoBiondo: Yes

Application was denied.

Applicant- **B.D.G.S., Inc.** -1585 W. Forest Grove Road, Block 604, Lot 3.01.

The applicant applied for a one year extension from November 20, 2016 until October 20, 2017 for a preliminary major site plan approval for Phase 2. This is the first extension request. The original approval was granted on November 20, 2013.

Mr. Ortega made a motion to approve the extension request.

Roll call:

Mr. Ortega: Yes

Mrs. Greenberg: Yes

Mr. Flaim: Yes

Mr. Stefano: Yes

Ms. Cartagena: Yes

Mr. LoBiondo: Yes

Applicant- **GS3 Enterprises, LLC**- 1755 N. Delsea Drive, Block 1201, Lot 45, Zones B-3/R-4.

The applicant was represented by Louis P. Sampoli, Esq. The applicant is proposing to use a building for light industrial use. The company assembles wire harnesses and cables. The use is not permitted within the B-3 or R-4 zones. The lot is approximately 7.5 acres. The building is currently vacant and was previously used as a garage for automobiles and storage. The residential use on the site is currently vacant. Simco will be operating the proposed business.

Gaetan Simiriglio, President of GS3 Enterprises, testified on his own behalf. They currently operate in Blackwood, NJ. He has been in business since 1984. Simco is the manufacturer of wire harnesses and cable assemblies. There will be no manufacturing will not be done on site. There are no hazardous wastes or hazardous substances utilized in this business. Electric equipment is used and there will be no noise. The cables are primarily used for aircrafts and medical devices. The operation is very clean. All materials to be assembled are delivered by UPS and FedEx. No tractor trailer deliveries are made. The applicant only stores what is needed for a particular order. Hours of operation are 8:30am until 5:00pm. Monday through Friday. They may work on the weekends if a job requires it.

Mr. Hawk indicated that there are 23 parking spaces on the site based on the approved site plan. He does not feel that there is a need for a site plan based on the testimony that was given. This use fits nicely into the building and the site.

Mr. Sampori submitted Exhibit A-1, wire harnesses. Exhibit A-2, photograph of the site.

Mr. Ortega made a motion to approve the application.

Roll call:

Mrs. Greenberg: Yes

Mr. Ortega: Yes

Mr. Gruccio: Yes

Mr. Stefano: Yes

Mr. Fabbri: Yes

Mr. LoBiondo: Yes

Application was approved.

Chairman made a motion to adjourn.

Roll call:

Mr. Ortega: Yes

Mrs. Greenberg: Yes

Mr. Flaim: Yes

Mr. Stefano: Yes

Ms. Cartagena: Yes

Mr. LoBiondo: Yes

Meeting adjourned at 9:12 PM

Yasmin Ricketts, Secretary

**Zoning Board of Adjustment**