

**ZONING BOARD OF ADJUSTMENT
MEETING NOVEMBER 16, 2016**

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

Members present were:

George LoBiondo
Robert Ortega
Joseph Stefano
Andrew Fabbri
Ryan Flaim

Members absent were: Elaine Greenberg, Alexis Cartagena, William Guccio

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 October 19, 2016 meeting.

Roll call:

Mr. Flaim: Abstain
Mr. Fabbri: Yes
Mr. Stefano: Yes
Mr. Ortega: Yes
Mr. LoBiondo: Yes

The Chairman entertained a motion to approve the resolutions from the October 19, 2016 meeting.

Roll call:

#2016-31

Mr. Flaim: Abstain
Mr. Fabbri: Yes
Mr. Stefano: Yes
Mr. Ortega: Yes
Mr. LoBiondo: Yes

#2016-32

Mr. Flaim: Abstain
Mr. Fabbri: Yes
Mr. Stefano: Yes
Mr. Ortega: Yes
Mr. LoBiondo: Yes

#2016-33

Mr. Flaim: Abstain
Mr. Fabbri: Yes
Mr. Stefano: Yes
Mr. Ortega: Yes
Mr. LoBiondo: Yes

#2016-34

Mr. Flaim: Abstain

Mr. Fabbri: Yes

Mr. Stefano: Yes

Mr. Ortega: Yes

Mr. LoBiondo: Yes

The application for Cindy Kilmer was dismissed without prejudice.

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

Applicant- **Heritage Hill Estates, LLC** -3730 S. Delsea Drive, Block 7007, Lot 8, Zone B-4.

The applicant was represented by Matthew Robinson, Esq. The mobile home park is in the the B-4 zone and is a pre-existing, non-conforming use. It is located on the municipal boundaries between Vineland and Millville. 72% of the garage is in the City of Millville and 28% is in the City of Vineland. This application has been before the City of Millville and was approved. The mobile home park has 84 lots. Currently there is an outbuilding and space is limited so they are storing items outdoors. Storing those items indoors will improve the aesthetics of the site. The applicant was requesting a waiver of site plan. There is no negative impact as this mobile home park is located 1300' back from Delsea Drive.

Mr. Hawk explained that the application for the garage enhances the visual environment of the mobile home park. The old masonry building will be removed.

Mr. Ortega made a motion to approve the application.

Roll call:

Mr. Flaim: Yes

Mr. Stefano: Yes

Mr. Fabbri: Yes

Mr. Ortega: Yes

Mr. LoBiondo: Yes

Chairman made a motion to adjourn.

Roll call:

Mr. Fabbri: Yes

Mr. Ortega: Yes

Mr. Flaim: Yes

Mr. Stefano: Yes

Mr. LoBiondo: Yes

Meeting adjourned at 7:50 PM

Yasmin Ricketts, Secretary

Zoning Board of Adjustment