

**ZONING BOARD OF ADJUSTMENT
MEETING JULY 20, 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
Ryan Flaim
William Guccio
Andrew Fabbri

Members absent were: Antonio Cotto, Vandy Colter

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

The Chairman entertained a motion to approve the minutes from the June 15, 2016 meeting.

Roll call:

Mr. Guccio: Yes
Mr. Fabbri: Yes
Mrs. Greenberg: Yes
Mr. Flaim: Yes
Mr. Ortega: Yes
Mr. LoBiondo: Yes

The Chairman entertained a motion to approve the resolutions from the June 15, 2016 meeting.

Roll call:

#2016-18

Mr. Guccio: Yes
Mr. Fabbri: Yes
Mrs. Greenberg: Yes
Mr. Flaim: Yes
Mr. Ortega: Yes
Mr. LoBiondo: Yes

#2016-19

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

#2016-20

Mr. Guccio: Yes
Mr. Fabbri: Yes
Mrs. Greenberg: Yes

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

#2016-21

Mr. Guccio: Yes
Mr. Fabbri: Yes
Mrs. Greenberg: Yes
Mr. Flaim: Yes
Mr. Ortega: Yes
Mr. LoBiondo: Yes

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

Applicant- **Frank & Kimberly Medio** -2941 Eagles Court, Block 6402, Lot 39, Zone R-4.

Mr. Frank and Kimberly Medio testified on their own behalf. The applicant proposes to construct a one story, single family home. There are variances for a front yard setback of 25' whereas 40' is required and a side yard setback on the east side of 10' whereas a minimum of 15' is required. Mr. Medio submitted Exhibit, Applicant #1, revised plan. The front corner of the garage causes an encroachment into the setback. Originally he was asking for 10' on both sides and now he is asking for 5'. The change will make the setbacks more conforming. The east side will be changed to 11'. The south side will be 15'. The right side will be 15' from the eaves. The front side will be 25'.

Mr. LoBiondo indicated that there are some issues with the drainage and grading.

Mr. Medio explained that the property slopes to the east. They will be putting in a shallow swales to direct the water into the street and away from neighboring properties. There is drainage on the street.

Mr. Maillet indicated that the City of Vineland does not have an ordinance standard for drainage for single family homes.

Mr. Medio indicated that the surveyor will mark out the house and the swales.

Mr. Maillet indicated that the applicant will have to contact the City Engineering Department at the time the foundation is cleared to be constructed to insure proper drainage.

Mr. Medio agreed that he would contact the City Engineer at that time.

Mr. Ortega made a motion to approve the application.
Roll call:

Mr. Guccio: Yes
Mr. Ortega: Yes
Mrs. Greenberg: Yes
Mr. Flaim: Yes
Mr. Fabbri: Yes
Mr. LoBiondo: Yes

Application was approved.

Chairman made a motion to adjourn.

Roll call:

Mr. Guccio: Yes

Mr. Ortega: Yes

Mrs. Greenberg: Yes

Mr. Flaim: Yes

Mr. Fabbri: Yes

Mr. LoBiondo: Yes

Meeting adjourned at 8:12 PM

Yasmin Ricketts, Secretary

Zoning Board of Adjustment