

**ZONING BOARD OF ADJUSTMENT
MEETING NOVEMBER 15, 2017**

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

Members present were:

Ryan Flaim
Lydia Johnson
Susanna Philippoussis
John Pierantozzi
Joseph Stefano
Elaine Greenberg
George LoBiondo

Members absent were: Ryan Feaster, Ryan Flaim

Others Present were: Frank DiDomenico, Solicitor, Yasmin Ricketts, Zoning Board Secretary, Patrick Finley, Zoning Officer, Ryan Headley, City Planner/Principal Engineer.

The Chairman entertained a motion to approve the minutes from the October 18, 2017 meeting.

Roll call:

Ms. Johnson: Yes
Ms. Cartagena: Abstain
Ms. Greenberg: Abstain
Ms. Philippousis: Yes
Mr. Pierantozzi: Abstain
Mr. Stefano: Abstain
Mr. LoBiondo: Yes

The Chairman entertained a motion to approve the resolutions from the October 18, 2017 meeting.

Roll call:

Ms. Johnson: Yes
Ms. Cartagena: Abstain
Ms. Greenberg: Abstain
Ms. Philippousis: Yes
Mr. Pierantozzi: Abstain
Mr. Stefano: Abstain
Mr. LoBiondo: Yes

Applicant- **Diana Brownlee** -4296 Juniper Street, Block 7304, Lot 13, Zone W-6.

Diana and Ronald Brownlee testified on their own behalf. They are proposing to construct a single family home on vacant land with 4,464 square feet on the first floor, and the second floor will be 736 square feet. The house will have an attached garage totaling 933 square feet, and a detached garage totaling 1,560 square feet. The application has a variance for side yard setback of 32.1' on the east and 33.8' on the west whereas 50' is required for each side. Impervious lot coverage of 25% whereas 10% is required. Building height of 32' whereas 30' is required. Garage height of 24' whereas 15' is permitted. Size of detached garage, 1,560 square feet whereas 900 square feet is required. The previous owners of the lot were granted an approval for on April 28, 2004 for side yard setback, building height and height for detached garage. The applicant stated that the garage will be used for personal use.

Chairman made a motion to close the public hearing.

Roll call:

Ms. Greenberg: Yes
Ms. Cartagena: Yes
Mr. Pierantozzi: Yes
Ms. Philippousis: Yes
Mr. Stefano: Yes
Ms. Johnson: Yes
Mr. LoBiondo: Yes

Mr. Stefano made a motion to approve the application.

Roll call:

Ms. Cartagena: Yes
Mr. Pierantozzi: Yes
Ms. Philippousis: Yes
Mr. Stefano: Yes
Ms. Greenberg: Yes
Ms. Johnson: Yes
Mr. LoBiondo: Yes

Application granted.

Applicant- **Oscar Torres** -1391 E. Sherman Avenue, Block 7104, Lot 23, Zone R-5.

The applicant was represented by Thomas Seeley, Esq. The applicant is seeking a use variance to permit the parking of two tractor trailers on his lot. The lot is six acres and has an adequate amount of land to park the trailers. The applicant owns the trucks and they are for his business. The property has frontage of 356' along Sherman Avenue with a depth of 642'. There is a farm and another business that utilize tractor trailers in that area.

Oscar Torres, testified on his own behalf. If his request is approved, he will create a parking area with a prepared surface for his tractor trailers. He will clear out woods of 150' to 200' from Sherman Avenue. He will also park the trucks 100' from each side property line. He agrees to not operate the refrigerator units on the property. He also will not operate the diesel engines during the night hours. He will not wash the trucks on the site, but may do some minor service to them. The parking area will be prepared with a surface permitted by ordinance, and he may decide to asphalt in the future. The tractor trailers are 70' long, so he needs an area large enough to maneuver the vehicles. The applicant received a violation for parking his trucks on the property, so he agreed to complete all work by June 30, 2018.

Chairman made a motion to close the public hearing.

Roll call:

Mr. Pierantozzi: Yes
Ms. Philippousis: Yes
Mr. Stefano: Yes
Ms. Greenberg: Yes
Ms. Johnson: Yes
Ms. Cartagena: Yes
Mr. LoBiondo: Yes

Ms. Greenberg made a motion to approve the application.

Roll call:

Ms. Philippousis: Yes

Mr. Stefano: Yes

Ms. Greenberg: Yes

Ms. Johnson: Yes

Ms. Cartagena: Yes

Mr. Pierantozzi: Yes

Mr. LoBiondo: Yes

Application granted.

Applicant- **South Jersey Paint & Glass Company** -3278 S. West Boulevard, Block 7304, Lot 13, Zone W-6.

The applicant was represented by Steven Fabietti, Esq. They are proceeding with six board members. The applicant is requesting a use variance to operate a contractor's office, warehouse, retail showroom and light fabrication facility. If the use variance is approved, the applicant will return with a site plan. Exhibit A-1, an updated conceptual site plan was displayed.

Jodie Trivellini, General Manger, testified on behalf of the applicant. She has been employed by the company for twenty years. South Jersey Glass operates at the Boulevard and Sherman Avenue for the past nine years. They also rent space at another site. Currently, they operate a retail store for screens and window repair. The retail store operates from 8am until 5pm, Monday through Friday and Saturday, 8am to noon. They provide subcontractor services to provide storefront glass, glazing and installation to general contractors. The wholesale operation for South Jersey Glass deliveries wholesale to other facilities. The storage of material on site consisting of glass, aluminum for fabrication, screens and hardware. Light fabrication is conducted on site. No work will be conducted outside. There will be no dust, debris or noise generated from the facility. There are 85 employees and she anticipates the same at the new facility. There are three buildings on the conceptual plan. The main building is the building at the corner. Buildings #2 and #3 will be built in phases. All three buildings will be used by South Jersey Glass.

Stephen Hawk, Professional Planner, testified on behalf of the applicant. He is very familiar with the site. There are two special reasons for granting the use variance. The application provides adequate light, air and open space. All the setbacks are exceeded. They are at least 100' between the buildings and setbacks and they exceed the zone requirements. There are also two road frontages. The second reason is promoting a desirable visual environment through creative development techniques and good civic design arrangements. The proposed buildings will replace unsightly dilapidated coops. The Community Design Standards requires all mechanicals to be shielded from public view and that will be done. As to the negative criteria, there is no substantial detriment to the public good. The proposed site will not change the character of the area. The Boulevard between Butler Avenue and Sheridan Avenue contains a lot of industrial businesses that are close to this location. There is no substantial impairment of the City's Zoning Plan or Zoning Ordinance. Vineland's first zone map in 1952 had the industrial zone along the entire Boulevard. In 2009, the City changed the zoning from industrial to B-4. The zone change was inconsistent with the Master Plan, but city anticipated a higher demand of hotels in the area because of the Millville Motorsports Park. That did not occur, so he sees no impairment. The proposed use is clean. There are no fumes, smoke or dust generated. The zone immediately to the east allows uses that are more intense.

Mr. Fabietti, Esq., explained that the site plan will incorporate all the changes in Exhibit A-1.

David Strittmater, member of the public, stated that he and his neighbor met with the architect and they are happy with the changes. He did not want an entrance off of Butler Avenue and the applicant has eliminated it.

Earle Warfle, member of the public, expressed the same concerns as Mr. Strittmater. He has no objections to the application.

Chairperson made a motion to close the public hearing.

Roll call:

Mr. Stefano: Yes

Ms. Johnson: Yes

Ms. Cartagena: Yes

Mr. Pierantozzi: Yes

Ms. Philippousis: Yes

Ms. Greenberg: Yes

Mr. Stefano made a motion to approve the application.

Roll call:

Ms. Cartagena: Yes

Mr. Pierantozzi: Yes

Ms. Philippousis: Yes

Mr. Stefano: Yes

Ms. Johnson: Yes

Ms. Greenberg: Yes

Application granted.

Chairperson made a motion to adjourn.

Roll call:

Mr. Stefano: Yes

Ms. Greenberg: Yes

Ms. Cartagena: Yes

Ms. Johnson: Yes

Mr. Pierantozzi: Yes

Ms. Philippousis: Yes

Mr. LoBiondo: Yes

Meeting adjourned at 9:02 PM

Yasmin Ricketts, Secretary
Zoning Board of Adjustment