

**ZONING BOARD OF ADJUSTMENT  
MEETING SEPTEMBER 20, 2017**

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

**Members present were:**

Joseph Stefano  
Ryan Flaim  
Alexis Cartagena  
Susanna Philippoussis  
Ryan Feaster  
George LoBiondo

**Members absent were:** John Pierantozzi, Elaine Greenberg

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

The Chairman entertained a motion to approve the minutes from the August 16, 2017 meeting.

Roll call:

Mr. Flaim: Yes  
Ms. Cartagena: Yes  
Ms. Philippoussis: Abstain  
Mr. Feaster: Abstain  
Mr. Stefano: Yes  
Mr. LoBiondo: Yes

The Chairman entertained a motion to approve the resolutions from the August 16, 2017 meeting.

Roll call:

Mr. Flaim: Yes  
Ms. Cartagena: Yes  
Ms. Philippoussis: Abstain  
Mr. Feaster: Abstain  
Mr. Stefano: Yes, Abstain #2017-28  
Mr. LoBiondo: Yes

Applicant- **Arshi Enterprises, LLC** -903 & 909 E. Chestnut Avenue, Block 5001, Lots 1 & 2, Zones RB-1 & R-P.

The applicant was represented by Rocco Tedesco, Esq. The applicant is requesting a site plan approval to expand convenience store and add a second floor residential apartment. The property is on the corner of Chestnut Avenue and East Avenue. In 2005, the applicant received an approval for a use variance to convert the garage into a convenience store. In 2016, the applicant received an approval to combine two lots, expand the convenience store, and add a two bedroom apartment on the second floor. That approval was subject to site plan. A majority of the lot will not be changed. In the Planning Report dated August 18, 2017, the applicant is seeking a front buffer variance of 10' whereas 25' is required. The applicant also needs a side buffer variance for the south side. There is a 4' high fence along the southern property line whereas 6' high is required. That is pre-existing and approved by the board in 2005. The fence is not being changed. The new fence will connect to the existing fence. They are seeking a parking variance of 18 spaces whereas 29 spaces are required. They are also seeking an impervious lot coverage

variance of 73.8%. They need a waiver with regards to parking in the front yard of the property. The applicant agrees to provide the location of the proposed entrances for the expansion and the second story residential apartments. The applicant is also seeking design waivers. A waiver to maintain the current flared connection to the curb line for the driveway opening as opposed to a radial connection to the curb line required. A waiver from minimum driveway radius of 5' whereas 0' provided. This is an existing condition. A waiver for end island width of 5' whereas a minimum of 10' is required. They will provide the 10', but that will move the end island closer to the adjacent residential property. Mr. Headley indicated that he has no objections to the 5'. A waiver for the location of the fence in the business zone from the front property line of 0' whereas 10' is required. Mr. Headley stated that he has no objections.

Mr. Maillet explained that he reviewed automobile crash reports from the last three years at this intersection. Trucks making fuel deliveries appeared to have no impact.

As for the Engineering Report, the applicant agrees to revise the plans to show curb elevations for all new construction. The applicant agrees to revise the plans to show the location of the pumping station canopy. The revised plans will show the location of the existing building on all applicable sheets. All the signs will conform to the Manual on Uniform Traffic Control Devices (MUTCD). Comment 7, parking stalls will have depth of 20'. Wheel stops will avoid encroachment onto the proposed sidewalk. Stop signs will be installed at all exits. The applicant is requesting a waiver from showing turning templates for refueling trucks. The revised plans will show restriped stalls and details for proposed handicapped parking signs. The applicant agrees to provide sidewalk at the front of the existing convenience store. The applicant will comply with all other comments in the report.

Mr. Headley noted that the front concrete curb along Chestnut Avenue is in disrepair. The applicant agreed to repair the curb.

Chairman made a motion to close the public hearing.

Roll call:

Mr. Stefano: Yes

Mr. Flaim: Yes

Ms. Philippoussis: Yes

Ms. Cartagena: Yes

Mr. Feaster: Yes

Mr. LoBiondo: Yes

Mr. Stefano made a motion to approve the application.

Roll call:

Mr. Stefano: Yes

Mr. Flaim: Yes

Ms. Philippoussis: Yes

Ms. Cartagena: Yes

Mr. Feaster: Yes

Mr. LoBiondo: Yes

Application granted.

Chairperson made a motion to adjourn.

Roll call:

Mr. Stefano: Yes

Mr. Flaim: Yes

Ms. Philippoussis: Yes

Ms. Cartagena: Yes

Mr. Feaster: Yes

Mr. LoBiondo: Yes

Meeting adjourned at 8:32 PM

Yasmin Ricketts, Secretary

**Zoning Board of Adjustment**