

**ZONING BOARD OF ADJUSTMENT
MEETING APRIL 18, 2018**

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
Ryan Feaster
Susanna Philippoussis
Alexis Cartagena
Gena Pacitto
George LoBiondo

Members absent were: John Pierantozzi, Joseph Stefano, Elaine Greenberg

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 February 21, 2018 meeting.

Roll call:

Mr. Feaster: Yes
Mr. Flaim: Yes
Ms. Cartagena: Abstain
Ms. Pacitto: Abstain
Ms. Philippoussis: Abstain
Ms. Johnson: Yes
Mr. LoBiondo: Yes

The Chairman entertained a motion to approve the resolutions from the February 21, 2018 meeting.

Roll call:

Mr. Feaster: Yes
Mr. Flaim: Yes
Ms. Cartagena: Abstain
Ms. Pacitto: Abstain
Ms. Philippoussis: Abstain
Ms. Johnson: Yes
Mr. LoBiondo: Yes

Applicant- **Ackerman Investments** -1298 Fela Drive, Block 7602, Lot 1, Zone R-6, requesting to construct an attached garage to a single family dwelling.

Mr. Henry Ackerman testified on his own behalf. He is requesting to build an attached garage measuring 12 feet by 12 feet to his single family dwelling. The lot is unusual and has three road frontages. The lot was R-4 and complaint but has changed to R-6. The setback and lot size requirements have increased.

Reginald Johnson, neighbor and president of the Homeowner's Association, testified that he had no objection to it.

Chairman made a motion to close the public hearing.

Roll call:

Ms. Cartagena: Yes

Mr. Flaim: Yes

Ms. Philippoussis: Yes

Mr. Feaster: Yes

Ms. Johnson: Yes

Ms. Pacitto: Yes

Mr. LoBiondo: Yes

Ms. Philippoussis made a motion to approve the application.

Roll call:

Mr. Flaim: Yes

Ms. Philippoussis: Yes

Mr. Feaster: Yes

Ms. Johnson: Yes

Ms. Cartagena: Yes

Ms. Pacitto: Yes

Mr. LoBiondo: Yes

Application granted.

Applicant- **Davy Realty, LLC**- West Garden Road & Demarco Drive, Block 1005, Lots 2 & 13, Zones I-2 & I-B, request for site plan approval for a cold storage facility.

The applicant was represented by Rocco Tedesco, Esq. Davy Cold Storage relocated to Vineland from Williamstown, NJ. They started on Lot 13, operating a trucking and cold storage facility. The applicant is proposing a two phase construction project. During phase one, the applicant is proposing to construct a 66,642 square foot cold storage facility together with parking and site improvements. They are requesting only preliminary for the second phase. Phase two proposes the construction of a 108,002 square foot building expansion together with parking and site improvements. They connected lot 13 and lot 2 to allow truck traffic between the sites. The applicant is before the board because of the height of the building. They are proposing a building that is 56 feet high whereas 40 feet is permitted. Since the height is greater than 10 feet or 10% of the maximum permitted, a d(6) variance is required. The proposed height is required to accommodate the modern racking system for warehouse operations. The facility is a permitted use, so the only issue is the height of the building. The applicant is seeking variances in paragraph 6 as set forth in the Planning Report. Westerly side buffer on lot 2, 13 feet whereas 25 feet is required. Easterly side buffer on lot 2, 0 feet whereas 5 feet is required. Easterly side buffer on lot 2, 15 feet whereas 25 feet. Easterly rear buffer on lot 13, 0 feet whereas 5 feet required. Impervious lot coverage on lot 2, 75.2 % whereas 50% required. Impervious lot coverage on lot 13, 67.5% whereas 60% required. Principal building height on lot 2, 59 feet whereas 40 feet required. Lot frontage on lot 2, 208.62 feet whereas 250 feet required. The applicant is seeking waivers in paragraph 7 as set forth in the Planning Report. Paragraph 8, tree replacement ordinance, waiver until phase 2. The applicant will comply with the Community Design Standards of the City's Land Use Ordinance. Fencing and screening around the perimeter of the proposed storm water management basin. The applicant is fencing and screening around the perimeter of the proposed basin. The applicant is proposing to the entire perimeter of the property during phase one except for the connector drive. The applicant will provide screening materials along the residential use located on the west and northeast sides of the site.

Waivers from providing sidewalks along the street frontage as there are no sidewalks in the area. The applicant will comply with the remainder of the report. They will also comply with the Engineering report except for waivers for items 3, 4, 7 and 13.

Carol Lampi Goen and James Siluea, members of the public, wanted to know about extending the sewer line.

Chairman made a motion to close the public hearing.

Roll call:

Ms. Philippoussis: Yes

Mr. Feaster: Yes

Ms. Johnson: Yes

Ms. Cartagena: Yes

Mr. Flaim: Yes

Ms. Pacitto: Yes

Mr. LoBiondo: Yes

Ms. Philippoussis made a motion to approve the application.

Roll call:

Mr. Feaster: Yes

Ms. Johnson: Yes

Ms. Cartagena: Yes

Mr. Flaim: Yes

Ms. Philippoussis: Yes

Ms. Pacitto: Yes

Mr. LoBiondo: Yes

Application granted.

Ms. Philippoussis made a motion to approve Resolution 2018-9.

Roll call:

Mr. Feaster: Yes

Ms. Johnson: Yes

Ms. Cartagena: Yes

Mr. Flaim: Yes

Ms. Philippoussis: Yes

Ms. Pacitto: Yes

Mr. LoBiondo: Yes

Applicant- **Pavel Letushko** -1597 S. Main Road, Block 5901, Lot 113, Zone R-5, request to convert a single family home to a duplex.

The applicant was represented by Dante Parenti, Esq. The property is to the south of the driveway for Spring Oaks, a senior living facility. The house to the north is a duplex. Within 1/10th of a mile are numerous commercial uses, so the use is not inconsistent with the zone. There will be no exterior changes, and all changes will be to the interior. This is a large house and can accommodate two families.

Andre Letushko, testified on behalf of his father. He lived and grew up in the house. The property can provide for six parking spaces. One unit will have two bedrooms and the second will have three bedrooms. The garage will be used by his father for personal storage.

Chairman made a motion to close the public hearing.

Roll call:

Mr. Flaim: Yes

Ms. Philippoussis: Yes

Mr. Feaster: Yes

Ms. Johnson: Yes

Ms. Cartagena: Yes

Ms. Pacitto: Yes

Mr. LoBiondo: Yes

Ms. Philippoussis made a motion to approve the application.

Roll call:

Ms. Philippoussis: Yes

Mr. Feaster: Yes

Ms. Johnson: Yes

Ms. Cartagena: Yes

Mr. Flaim: Yes

Ms. Pacitto: Yes

Mr. LoBiondo: Yes

Application granted.

Chairperson made a motion to adjourn.

Roll call:

Ms. Philippoussis: Yes

Mr. Feaster: Yes

Ms. Johnson: Yes

Ms. Cartagena: Yes

Mr. Flaim: Yes

Ms. Pacitto: Yes

Mr. LoBiondo: Yes

Meeting adjourned at 8:58 PM

Yasmin Ricketts, Secretary

Zoning Board of Adjustment