

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

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

**Members present were:**

John Pierantozzi  
Ryan Feaster  
Lydia Johnson  
Gena Pacitto  
Joseph Stefano  
George LoBiondo

**Members absent were:** Elaine Greenberg, Alexis Cartagena, Susanna Philippoussis, 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 June 20, 2018 meeting.

Roll call:

Mr. Feaster: Yes  
Ms. Pacitto: Yes  
Ms. Johnson: Yes  
Mr. Pierantozzi: Yes  
Mr. Stefano: Yes  
Mr. LoBiondo: Yes

The Chairman entertained a motion to approve the resolutions from the June 20, 2018 meeting.

Roll call:

Mr. Feaster: Yes  
Ms. Pacitto: Yes  
Ms. Johnson: Yes  
Mr. Pierantozzi: Yes  
Mr. Stefano: Yes  
Mr. LoBiondo: Yes

Applicant- **Norman & Ruth Chini** -560 E. Sherman Avenue, Block 6701, Lot 51, Zone R-5, construction of an oversized 1,200 square foot detached garage.

Mr. Chini testified on his behalf. He would like to construct an oversized 1,200 square foot garage for his four vehicles and two boats. The garage will be for his personal use only.

Chairman made a motion to close the public hearing.

Roll call:

Mr. Stefano: Yes

Ms. Johnson: Yes

Mr. Feaster: Yes

Mr. Pierantozzi: Yes

Ms. Pacitto: Yes

Mr. LoBiondo: Yes

Mr. Stefano made a motion to approve the application.

Roll call:

Mr. Stefano: Yes

Ms. Johnson: Yes

Mr. Feaster: Yes

Mr. Pierantozzi: Yes

Ms. Pacitto: Yes

Mr. LoBiondo: Yes

Application granted.

Applicant- **Matthew Cooper**- 5052 N. Delsea Drive, Block 102, Lot 17.1, Zone A-5, use variance for wholesale liquor distribution business in a single family dwelling.

Mr. Cooper testified on his own behalf. He would like to have a home office for his business. The office will be used to do paperwork. There will be no product delivered or stored on the premises. The product is stored at a warehouse so additional parking is not needed. There will be no employees, and signage is not being proposed.

Chairman made a motion to close the public hearing.

Roll call:

Mr. Feaster: Yes

Mr. Pierantozzi: Yes

Ms. Pacitto: Yes

Mr. Stefano: Yes

Ms. Johnson: Yes

Mr. LoBiondo: Yes

Mr. Feaster made a motion to approve the application.

Roll call:

Mr. Pierantozzi: Yes

Ms. Pacitto: Yes

Mr. Stefano: Yes

Ms. Johnson: Yes

Mr. Feaster: Yes

Mr. LoBiondo: Yes

Application granted.

Applicant- **Vahideh Nassiri**- 19 S. State Street, Block 4202, Lot 32, Zone R-2, appeal pursuant to N.J.S.A. 40:55D-70(a) for the use of a duplex.

The applicant was represented by Robert DeSanto, Esq. The property has been used as a duplex since 1978. City records indicate that property is serviced by two electrical meters. The only issue is the deficient frontage of 100' whereas a minimum of 130' is required. The duplex meets all other bulk standards of the zone. They will provide four parking spaces as required and it will be stone surface.

Mr. Finley, Zoning Officer, stated that the use of the property as a duplex is permitted. There are no records indicating the conversion to a duplex.

Janet McMahon, member of the public, stated that the property de-values her home. She questioned why the property was non-conforming for forty years.

David Martinalli, member of the public, stated that his home is directly behind the property. There are rodent and brush problems.

Chairman made a motion to close the public hearing.

Roll call:

Ms. Pacitto: Yes

Mr. Stefano: Yes

Ms. Johnson: Yes

Mr. Feaster: Yes

Mr. Pierantozzi: Yes

Mr. LoBiondo: Yes

Mr. Feaster made a motion to approve the application.

Roll call:

Ms. Johnson: Yes

Mr. Feaster: Yes

Mr. Pierantozzi: Yes

Ms. Pacitto: Yes

Mr. Stefano: Yes

Mr. LoBiondo: Yes

Application granted.

Applicant- **Leonid Puchliakow**- 2212 Almond Road, Block 2009, Lot 47, Zone R-5, permit a contractor's yard for a landscaping and tree removal business with associated parking.

The applicant was represented by Alfred Verderose, Esq. The applicant will like to establish a parking area for his commercial vehicles. He has a dump truck and a flatbed truck for his tree removal business. He is the only employee in his business. The lot is heavily wooded and he can accommodate a large parking area. The applicant agrees to close off the access on the Wallace School side.

Mr. Headley suggested that the applicant return with a site plan to ensure the access is closed. The applicant should also provide an improved surface for the vehicles.

Mr. Puchliakow agrees to have a maximum of five business vehicles not including his personal vehicle.

Latimear Puchliakow, member of the public, father of the applicant, explained that a site plan will be submitted within 60 days.

Chairman made a motion to close the public hearing.

Roll call:

Mr. Feaster: Yes

Mr. Pierantozzi: Yes

Ms. Pacitto: Yes

Mr. Stefano: Yes

Ms. Johnson: Yes

Mr. LoBiondo: Yes

Mr. Stefano made a motion to approve the application.

Roll call:

Mr. Pierantozzi: Yes

Ms. Pacitto: Yes

Mr. Stefano: Yes

Ms. Johnson: Yes

Mr. Feaster: Yes

Mr. LoBiondo: Yes

Application granted.

ADJOURN:

Mr. Feaster: Yes

Mr. Pierantozzi: Yes

Ms. Pacitto: Yes

Mr. Stefano: Yes

Ms. Johnson: Yes

Mr. LoBiondo: Yes

Meeting adjourned at 8:41 PM

Yasmin Ricketts, Secretary  
**Zoning Board of Adjustment**