

**ZONING BOARD OF ADJUSTMENT MEETING  
JANUARY 16, 2019**

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

**Members present were:**

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

**Members absent were:** Elaine Greenberg, Alexis Cartagena, Susanna Philippoussis, Ryan Flaim

**Others Present were:**

Frank DiDomenico, Solicitor  
Yasmin Ricketts, Board Secretary  
Patrick Finley, Zoning Officer  
Ryan Headley, Principal Engineer/Planner

Pre-Meeting

Mr. DiDomenico opened the pre-meeting to reorganize for the year.

Mr. Feaster made a motion to nominate George LoBiondo as Chairman.

Roll Call:

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

Mr. Feaster made a motion to nominate Joseph Stefano as Vice Chairman.

Roll Call:

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

Mr. Stefano made a motion to nominate Frank DiDomenico as Solicitor.

Roll Call:

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

Mr. Stefano made a motion to nominate Yasmin Ricketts as Secretary.

Roll Call:

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

Mr. Feaster made a motion to approve the meeting schedule for 2019.

Roll call:

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

Ms. Johnson made a motion to make the Vineland Daily Journal the newspaper for publications.

Roll call:

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

Mr. Feaster made a motion to nominate Christine Scarpa as alternate secretary in the absence of Yasmin Ricketts.

Roll call:

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

### Public Hearing

Mr. DiDomenico went over the revisions to the agenda.

The Chairman entertained a motion to approve the minutes from the December 19, 2018 meeting.

Roll call:

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

The Chairman entertained a motion to approve the resolutions from the December 19, 2018 meeting

Roll call:

Mr. Feaster: Yes

Ms. Pacitto: Abstain

Ms. Johnson: Yes

Mr. Pierantozzi: Yes

Mr. Stefano: Yes

Mr. LoBiondo: Yes, Abstain #2018-52 and #2018-53

Applicant- **Del Rey Farms**, 1831 Vine Road, Block 1910, Lots 3 & 4, Zone I-2, request for a six month temporary use permit for an office trailer on site.

The applicant was represented by Michael Fralinger, Esq. Del Rey Farms operates an avocado distribution center and warehouse on this site. They have partnered with Apeel Sciences with regards to a spray technology to extend the shelf life of an avocado. The spray technology will take place in a trailer. The trailer will be on a temporary basis and they will dedicate a section in the main building. The trailer meets all the setbacks for the site.

Chairman made a motion to close the public hearing.

Roll call:

Mr. Feaster: Yes

Mr. Stefano: Yes

Ms. Johnson: Yes

Ms. Pacitto: Yes

Mr. Pierantozzi: Yes

Mr. LoBiondo: Yes

Mr. Stefano made a motion to approve the use application.

Roll call:

Mr. Feaster: Yes

Mr. Stefano: Yes

Ms. Johnson: Yes

Ms. Pacitto: Yes

Mr. Pierantozzi: Yes

Mr. LoBiondo: Yes

Application granted.

Applicant- **Brian Giannascoli** – 2561 N. East Avenue, Block 803, Lot 22, Zone R-4, installation of ground mount solar array at the rear of a single family home.

Mr. Giannascoli testified on his own behalf. The proposed solar panel array will be located in the rear of his home. There will be 25 ground mounted panels generating electric energy for his home. They will be behind the pole barn and cannot be seen from the road. They will be 94' from the northern property line, 258' from southern property line, 230' from West Avenue, and 494' from the eastern property line. He agreed to remove the panels when they are no longer in use.

Chairman made a motion to close the public hearing.

Roll call:

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

Mr. Stefano made a motion to approve the application.

Roll call:

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

Application granted.

Applicant- **Lloyd Hendricks**- 2428 N. West Avenue, Block 801, Lot 20, Zone R-4, installation of ground mount solar array to the north side of a single family home.

Mr. Hendricks testified on his own behalf. The panels will be located to the rear of his home and they will be visible from West Avenue. Since the panels are visible from the roadway, he will plant vegetative screening on the West Avenue side of the property. The panels will be 94' from the northern property line, 200' from the southern property line, 458' from the western property line, and 155' from West Avenue. He agreed to remove the panels when they are no longer in use.

Chairman made a motion to close the public hearing.

Roll call:

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

Mr. Feaster made a motion to approve the application.

Roll call:

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

Application granted.

Applicant- **Pinnacle Commercial Development**- 612 N. Delsea Drive, Block 2104, Lot 95, Zones B-3/R-2, use variance for a fast food restaurant and a major site plan approval to a Mavis Discount Tire.

Use Variance-

The applicant was represented by Robert Shea, Esq. The applicant received an approval in August of 2018 for a 6,714 square foot Mavis Discount Tire. They are now seeking a use variance approval for a 3,000 square foot fast food restaurant with a drive thru on the Mavis Discount Tire site.

James Kyle, Professional Planner, testified on behalf of the applicant. Exhibit A-1, aerial photograph of the site. Exhibit A-2, color rendering of the site plan dated January 16, 2019. He cited the Raspberry Case, and the addition of the fast food restaurant reduces the lot resulting in a D-2 variance. As for the positive criteria, the site is ideally suited for this use. With both uses there is only 40% coverage on the lot. It provides sufficient space in appropriate locations for a variety of commercial uses. There are nearby uses that are similar to the tire center and fast food restaurant. As to the negative criteria, the uses proposed are compatible with the site. The applicant is seeking a bulk variance for a 22.2' buffer whereas 25' is required. The proposed fast food restaurant is permitted in the B-4 zone. The Mavis Discount Tire will have no outside storage and vehicles will be stored indoors. The site will have buffers. The proposal is consistent with the City's Master Plan.

Jeffery Cullis, member of the public, own the house next door and is concerned with the noise that will be generated by the fast food restaurant.

Mr. Kyle explained that the applicant wants to be good neighbors and will provide a vinyl fence for screening along with plantings.

Chairman made a motion to close the public hearing

Roll call:

Mr. Feaster: Yes

Mr. Stefano: Yes

Ms. Johnson: Yes

Ms. Pacitto: Yes

Mr. Pierantozzi: Yes

Mr. LoBiondo: Yes

Mr. Stefano made a motion to approve the application.

Roll call:

Mr. Feaster: Yes

Mr. Stefano: Yes

Ms. Johnson: Yes

Ms. Pacitto: Yes

Mr. Pierantozzi: Yes

Mr. LoBiondo: Yes

Use Variance granted.

Major Site Plan Approval-

John Sewald, Professional Engineer, testified on behalf of the applicant. Exhibit A-3, architectural elevations dated August 20, 2018. The applicant is requesting a site plan approval. On the north side will be a 3,000 square foot fast-food restaurant. The application meets all the bulk standards with the exception of the buffer on the north side. The site was shifted to the south to provide a bigger buffer to the single family home. The stormwater management basin is located to the rear of the property. All parking standards will be met. There will be one driveway entrance onto Delsea Drive. In the Planning Report, the applicant is seeking a bulk variance for buffer on the north side of 22.5' whereas 25' is required. This will provide wider and safer drive thru lanes for the fast-food restaurant. The applicant is seeking bulk variance for signage. The standard Mavis sign package provides for a front façade sign and a wall façade. The variances are needed for the façade sign in the north side which is not permitted and also that sign is oriented to street frontage which triggers the second variance. Vineland ordinance permits a 286 square foot façade sign on the front of the building. The applicant is proposing a 98 square foot front façade sign and the north side façade sign is 69.2' for a total of 167'. It is well below the total signage square footage permitted. One pylon sign is being proposed and it will contain both business names. The applicant will add 25 trees for a total of 30 trees on the site. They are asking for a waiver for the remainder of the trees. As to the remainder of the 50%, the applicant is willing to pay \$5,000.00 towards the tree fund. Engineering Report, the SU-30 wheel based truck will be the largest vehicle to service Mavis Discount Tire. The fast-food restaurant may have larger vehicles. The applicant will comply with the remainder of the Planning and Engineering Reports.

Jeffery Cullis, member of the public, was concerned with drainage on the site.

Mr. Sewald explained that the drainage is regulated NJDEP and all the water will be directed to the basin.

James Kyle, Professional Planner, testified on behalf of the applicant. The buffer on the north side is 22.5'. It improves the public health and safety because it permits wider drive thru lanes. It also provides space for the fence and trees. The variance for the signage is a C-2 variance. The north side wall sign is not permitted, but the applicant is well below the total signage permitted. He sees no substantial detriment to the public good or the City's Land Use Ordinance or Zoning Plan.

Chairman made a motion to close the public hearing

Roll call:

Mr. Stefano: Yes

Ms. Johnson: Yes

Ms. Pacitto: Yes

Mr. Pierantozzi: Yes

Mr. Feaster: Yes

Mr. LoBiondo: Yes

Mr. Stefano made a motion to approve the application.

Roll call:

Ms. Johnson: Yes

Ms. Pacitto: Yes

Mr. Pierantozzi: Yes

Mr. Feaster: Yes

Mr. Stefano: Yes

Mr. LoBiondo: Yes

Application granted.

ADJOURN:

Ms. Johnson: Yes

Ms. Pacitto: Yes

Mr. Pierantozzi: Yes

Mr. Feaster: Yes

Mr. Stefano: Yes

Mr. LoBiondo: Yes

Meeting adjourned at 9:05 PM

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