

**ZONING BOARD OF ADJUSTMENT MEETING
FEBRUARY 20, 2019**

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
Joseph Stefano
Susanna Philippoussis
George LoBiondo

Members absent were: Ryan Feaster, Gena Pacitto, John Pierantozzi

Others Present were:

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

Public Hearing

Mr. DiDomenico went over the revisions to the agenda. Vernal Associates and Cuz Real Estate, LLC are postponed until March 20, 2019 with no further notice.

The Chairman entertained a motion to approve the minutes from the January 16, 2018 meeting.

Roll call:

Mr. Flaim: Abstain
Ms. Johnson: Yes
Mr. Philippoussis: Abstain
Ms. Stefano: Yes
Mr. LoBiondo: Yes

The Chairman entertained a motion to approve the resolutions from the January 16, 2018 meeting

Roll call:

Mr. Flaim: Abstain
Ms. Johnson: Yes
Mr. Philippoussis: Abstain
Ms. Stefano: Yes
Mr. LoBiondo: Yes

Applicant- **Carmen A. Vasaturo, Jr.**, 3198 Palermo Avenue, Block 6411, Lot 36, Zone R-4, construction of a 768 square foot garage oversized garage.

The applicant testified on his own behalf. The building will be used to store his personal belongings and vehicles. There is an existing storage shed and it will be removed upon construction of the garage. The detached garage will be 15' which meets the height requirement for the zone. He will not use the garage for commercial purposes.

Chairman made a motion to close the public hearing.

Roll call:

Mr. Stefano: Yes

Ms. Johnson: Yes

Mr. Flaim: Yes

Ms. Philippoussis: Yes

Mr. LoBiondo: Yes

Ms. Philippoussis made a motion to approve the use application.

Roll call:

Mr. Stefano: Yes

Ms. Johnson: Yes

Mr. Flaim: Yes

Ms. Philippoussis: Yes

Mr. LoBiondo: Yes

Application granted.

Applicant- **Christine Lehman & Deborah Prisinzano** –1179 E. Park Avenue, Block 3105, Lot 22, Zone R-3, construction of a 1,500 square foot oversized garage.

Christine Lehman testified on her own behalf. The pole barn measures 600 square feet therefore meeting the City's ordinance. The two overhangs each measure 10' by 20' totaling 400 square feet. They will be used for shade and recreational purposes. The pole barn will not be used for commercial purposes and the overhangs will not be enclosed.

Chairman made a motion to close the public hearing.

Roll call:

Ms. Johnson: Yes

Mr. Flaim: Yes

Ms. Philippoussis: Yes

Mr. Stefano: Yes

Mr. LoBiondo: Yes

Ms. Johnson made a motion to approve the application.

Roll call:

Mr. Flaim: Yes

Ms. Philippoussis: Yes

Mr. Stefano: Yes

Ms. Johnson: Yes

Mr. LoBiondo: Yes

Application granted.

Applicant- **LJ Zucca, Inc.**- 824 S. Delsea Drive, Block 4705, Lot 39, Zones B-3 and R-3, utilize lot 39 for employee parking and for the staging of delivery trucks.

The applicant was represented by Rocco Tedesco, Esq. The applicant is requesting for a temporary use permit to utilize lot 39 for employee parking and truck staging. The temporary

use permit will be for six months. The applicant will apply for a site plan approval during that six month period.

Chairman made a motion to close the public hearing.

Roll call:

Ms. Philippoussis: Yes

Mr. Stefano: Yes

Ms. Johnson: Yes

Mr. Flaim: Yes

Mr. LoBiondo: Yes

Ms. Philippoussis made a motion to approve the use application.

Roll call:

Mr. Stefano: Yes

Ms. Johnson: Yes

Mr. Flaim: Yes

Ms. Philippoussis: Yes

Mr. LoBiondo: Yes

Application granted.

Applicant- **Avenger, LLC**- 1348 S. Main Road, Block 5804, Lot 17, Zone R-5, preliminary and final site plan approval for expansion of a self-storage facility.

The applicant was represented by Michael Gruccio, Esq. The applicant received an approval on September 20, 1989, and another approval on August 15, 2018 for an expansion. The applicant is now requesting a major site plan approval. The applicant agrees to all the comments in the Planning and Engineering Reports.

Wayne Johnson, Professional Engineer, testified on behalf of the applicant. He visited the site and it is maintained very well. The expansion is a mirror image of the existing facility. They applicant is requesting to construct three additional buildings. The sizes are 20'x160', 15'x160', and 40'x160'. They will also renovate the existing drainage system.

Mr. Gruccio addressed the Planning Report. The applicant is seeking a variance for impervious lot coverage of 48% whereas a maximum of 15% is permitted. 50% is permitted in the B-3 zone which is close to this location. The applicant is seeking a waiver from driveway width for two way of 35' whereas 34' is permitted. They will provide a stormwater management basin access drive which will be 10' wide. The applicant will provide a 4' tall split rail fence around the basin. They are requesting a waiver for the height of 4' whereas 6' is required. There are waivers for basin setback of 28' whereas 50' is required. The basin exist and the setbacks will not change. They are requesting a waiver for bicycle parking spaces. There is a waiver request from providing four shade trees on the site. Vineland Electric Utility removed the trees that were initially provided. The applicant will provide screening along the property line adjacent to the residential use. They will use Leland Cypress trees and position them in a zig zag pattern because of the small space. They will mature within 5-6 years. They will restripe the parking spaces and will address ADA standards. The typical U-Haul moving truck will be visiting the site.

Mr. Johnson noted that comment #17 in the Engineering Report will be addressed. The parking spaces on site will be re-stripped. Comment #18, the applicant will remove the stone border and replace it with grass.

Robert Galbiati, Principal of Avenger, LLC , testified on his own behalf. There are existing two trees and he will add one. He takes pride in his property's appearance. He provided tress and there was a conflict with Vineland Electric Utility.

Chairman made a motion to close the public hearing

Roll call:

Ms. Johnson: Yes

Mr. Flaim: Yes

Ms. Philippoussis: Yes

Mr. Stefano: Yes

Mr. LoBiondo: Yes

Mr. Stefano made a motion to approve the application.

Roll call:

Mr. Flaim: Yes

Ms. Philippoussis: Yes

Mr. Stefano: Yes

Ms. Johnson: Yes

Mr. LoBiondo: Yes

Applicant- **A. Estates, Inc.**- 3451 S. Delsea Drive, Block 7004, Lot 29, Zone B-4, preliminary and final site plan approval for an automobile dealership.

The applicant was represented by Michael Fralinger, Esq. The Zoning Board granted a use variance approval on October 17, 2018. There are now before the board for preliminary and final site plan approval.

William Gilmore, Professional Engineer, testified on behalf of the applicant. Exhibit A-1, Existing Conditions Plan was introduced. The site is 1.5 acres and is located within the B-4 zone. There is an existing one story frame dwelling onsite which will remain. That building will be converted into the car dealership office. There are existing asphalt millings and a temporary office trailer. The site drains are to the north and south. Public utilities are on site. Exhibit A-2, color rendering of the site. The asphalt millings will be removed and grass will be planted. The area in the back will be expanded for display vehicles. He addressed the Planning Report dated February 6, 2019. The applicant will abandon the U-Haul rentals and boat trailer sales uses. The site will be solely for the sale of cars. There is one existing sign that will not change. There will be no freestanding signs. They are seeking a partial waiver for a 4' height split rail with wire mesh around the storm water management basin. The ordinance requires a minimum height of 6'. The applicant is seeking a waiver for side setback for the stormwater management basin of 7' whereas a minimum of 25' is required. All the non-conformities on the site are existing. There will be 13 display vehicle spaces and 4 additional spaces for parking. The applicant will provide two bicycle parking spaces, and they will provide a pedestrian access. The applicant will provide the required shade trees and landscaping. They will also provide fencing around the basin. The existing temporary office trailer will be removed within 30 days of the approval.

The applicant will also clean the site and remove the U-Haul trucks no later than April 20, 2019. They are requesting three building façade signs. Variances are required for the north and south signs because they do front the roadway. The applicant will comply with all the requirements in the Engineering Report with the exception of #8. They are requesting a waiver for the stormwater management basin side setback of 7' whereas 25' is required.

Chairman made a motion to close the public hearing

Roll call:

Ms. Philippoussis: Yes

Mr. Stefano: Yes

Ms. Johnson: Yes

Mr. Flaim: Yes

Mr. LoBiondo: Yes

Mr. Stefano made a motion to approve the application.

Roll call:

Mr. Stefano: Yes

Ms. Johnson: Yes

Mr. Flaim: Yes

Ms. Philippoussis: Yes

Mr. LoBiondo: Yes

Application granted.

ADJOURN:

Mr. Stefano: Yes

Ms. Johnson: Yes

Mr. Flaim: Yes

Ms. Philippoussis: Yes

Mr. LoBiondo: Yes

Meeting adjourned at 9:00 PM

Yasmin Ricketts, Secretary

Zoning Board of Adjustment