

ZONING BOARD OF ADJUSTMENT MEETING
July 17, 2019

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

Members present were:

Joseph Stefano
Gena Pacitto
Ryan Feaster
Susanna Philipusus
John Pierantozzi
Victoria Lods
Dale Jones
George LoBiondo

Members absent were: Ryan Flaim, Lydia Johnson

Others Present were:

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

Mr. DiDomenico went over the revisions to the agenda.

The Chairman entertained a motion to approve the minutes from the June 19, 2019 meeting.

Roll call:

Ryan Feaster: Yes
Gena Pacitto: Yes
Victoria Lods: Yes
Susanna Philipusus: Yes
John Pierantozzi: Abstain
Joseph Stefano: Yes
Dale Jones: Abstain
George LoBiondo: Yes

The Chairman entertained a motion to approve the resolutions from the June 19, 2019 meeting

Roll call:

Ryan Feaster: Yes
Gena Pacitto: Yes
Victoria Lods: Yes
Susanna Philipusus: Yes
John Pierantozzi: Abstain
Joseph Stefano: Yes
Dale Jones: Abstain
George LoBiondo: Yes

Applicant- **Maria Pereira**, 728 E. Quince Street, Block 4106, Lot 9, Zone R, certification of non-conforming use for a two unit family dwelling

The applicant was represented by Dante Parenti, Esq. The applicant purchased the property in 2011 as a two family dwelling. Property records indicate that the property was built in 1910 and is a duplex as of 1984. Exhibit A-1, property tax card. Exhibit A-2, property record card. The applicant is also seeking bulk variances for side yard setback front yard setback.

Patrick Finley, Zoning Officer, explained that the zone permits two family dwellings. The property record card indicates that a single family dwelling was converted into a duplex. There are some bulk variances required for the duplex. Front yard setback of 13.9 feet whereas 25 feet is required. The lot frontage is 58 feet whereas 65 feet is required. The lot is 8,250 square feet whereas 15,000 square feet is required. The frame shed has a rear setback of 2.5 feet whereas 6 feet is required. The applicant has been made aware that the shed encroaches onto lot 8.

Chairman made a motion to close the public hearing.

Roll call:

John Pierantozzi: Yes

Susanna Philipusus: Yes

Victoria Lods: Yes

Ryan Feaster: Yes

Joseph Stefano: Yes

Gena Pacitto: Yes

George LoBiondo: Yes

Ms. Philipusus made a motion to approve the application.

Roll call:

John Pierantozzi: Yes

Susanna Philipusus: Yes

Victoria Lods: Yes

Ryan Feaster: Yes

Joseph Stefano: Yes

Gena Pacitto: Yes

George LoBiondo: Yes

Application granted.

Applicant- **Elba Vera**, 2254 S. Orchard Road, Block 6001, Lot 12, Zone R-5, variance for the construction of an oversized garage.

The applicant testified on her own behalf. She owns lot 12 and 13 and would like to install a garage on lot 12. The garage will be for her personal use only. She has plans to build a single family dwelling on lot 12 within the next couple of years. She cannot install the garage on lot 13 because there is a septic system in the rear. The garage can be easily removed or relocated.

The board determined that the applicant has three years from July 17, 2019 to obtain permits for the construction of a single family home or the submission of a resubdivision. If applications are not submitted, the garage must be removed,

Chairman made a motion to close the public hearing.

Roll call:

Ryan Feaster: Yes

Joseph Stefano: Yes

Gena Pacitto: Yes

John Pierantozzi: Yes

Susanna Philipusus: Yes

Victoria Lods: Yes

George LoBiondo: Yes

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

Roll call:

Joseph Stefano: Yes

Gena Pacitto: Yes

John Pierantozzi: Yes

Susanna Philipusus: Yes

Victoria Lods: Yes

Ryan Feaster: Yes

George LoBiondo: Yes

Application granted.

ADJOURN:

Joseph Stefano: Yes

Gena Pacitto: Yes

Ryan Feaster: Yes

Susanna Philipusus: Yes

John Pierantozzi: Yes

Victoria Lods: Yes

Dale Jones: Yes

George LoBiondo: Yes

Meeting adjourned at 8:30 PM

Yasmin Ricketts, Secretary

Zoning Board of Adjustment