

ZONING BOARD OF ADJUSTMENT MEETING
October 21, 2020

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

Members present were:

Victoria Lods
Gena Pacitto
John Pierantozzi
Joseph Stefano
Jeffrey Torchio
George LoBiondo

Members absent were: Ryan Flaim, Ryan Feaster

Others Present were:

Frank DiDomenico, Solicitor
Yasmin Ricketts, Board Secretary
Alena Broshchan, Substitute Secretary
Patrick Finley, Zoning Officer
Ryan Headley, Principal Engineer

Mr. DiDomenico went over the revisions to the agenda.

The Chairman entertained a motion to approve the minutes from the September 16, 2020 meeting.

Roll call:

Victoria Lods: Yes
Gena Pacitto: Yes
John Pierantozzi: Yes
Joseph Stefano: Yes
Jeffrey Torchio: Yes
George LoBiondo: Yes

The Chairman entertained a motion to approve the resolutions from the September 16, 2020 meeting

Roll call:

Victoria Lods: Yes
Gena Pacitto: Yes
John Pierantozzi: Yes
Joseph Stefano: Yes
Jeffrey Torchio: Yes
George LoBiondo: Yes

ASM HOLDINGS, LLC- PLUM STREET, 220 W. Plum Street, Block 2910, Lot 9, Zone R, requesting certification of non-conforming use for a two unit family dwelling.

The applicant was represented by Matthew J. Robinson, Esq. Two family dwellings are permitted in the zone. When the applicant purchased the property in 2010, the dwelling was a duplex. There are two electric meters for the property. The City inspects the property as a duplex each year and the property is registered as a two family rental unit.

Mr. Paul Mazzochi, testified on his own behalf. The property is a duplex with upper level and lower level units. Each unit has two bedrooms, one bathroom, kitchen, and family room. There are separate entrances for each unit.

Chairman made a motion to close the public hearing.

Roll call:

Victoria Lods: Yes

Gena Pacitto: Yes

John Pierantozzi: Yes

Joseph Stefano: Yes

Jeffrey Torchio: Yes

George LoBiondo: Yes

Mr. Torchio made a motion to approve the request.

Roll call:

Victoria Lods: Yes

Gena Pacitto: Yes

John Pierantozzi: Yes

Joseph Stefano: Yes

Jeffrey Torchio: Yes

George LoBiondo: Yes

Application granted.

ASM HOLDINGS, LLC- GRAPE STREET, 743 E. Grape Street, Block 2910, Lot 9, Zone R, requesting certification of non-conforming use for a two unit family dwelling.

The applicant was represented by Matthew J. Robinson, Esq. Records for the property date back to 1999. They show two electric meters and two sewage accounts. The property record card lists the property as a duplex and indicates a two family conversion.

Mr. Paul Mazzochi, testified on his own behalf. There are residential units on the upper and lower levels. Each unit has two-bedrooms, one bathroom, kitchen, and family room. There are separate entrances for each unit.

Mr. Finley indicated that the property record card has a remodel to one side of the duplex in May 1979. There are variances required for the lot size, for frontage, side yard setback and front buffer.

Chairman made a motion to close the public hearing.

Roll call:

Victoria Lods: Yes

Gena Pacitto: Yes

John Pierantozzi: Yes

Joseph Stefano: Yes

Jeffrey Torchio: Yes

George LoBiondo: Yes

Mr. Stefano made a motion to approve the request.

Roll call:

Victoria Lods: Yes

Gena Pacitto: Yes

John Pierantozzi: Yes

Joseph Stefano: Yes

Jeffrey Torchio: Yes

George LoBiondo: Yes

Application granted.

JORGE & PRIMITIVO CORTAZAR, 1512 E. Wheat Road, Block 1401, Lot 61, Zone A-5, requesting lot frontage for use of the property as an agricultural farm.

Mr. Jorge Cortazar, Jr. testified in English for his father Mr. Jorge Cortazar, Sr.

The property is 12.75 acres with a single-family home and a 36 stable horse barn. There are also out buildings and pastures. The applicant would like to board horses and to raise livestock such as cows, chickens, goats, and sheep. The animals will be fenced in.

The applicant would like to convert the single-family dwelling into a two-family dwelling. One half would be used by his family and the other half his brother's family.

Mr. Finley explained that a use variance would be required for that request. If the board approves this request, the applicant will have to remove the second entrance and provide a floor plan for a single family dwelling.

John Shephard, neighbor, testified that he is in favor of the application.

Chairman made a motion to close the public hearing.

Roll call:

Victoria Lods: Yes

Gena Pacitto: Yes

John Pierantozzi: Yes

Joseph Stefano: Yes

Jeffrey Torchio: Yes

George LoBiondo: Yes

Mr. Stefano made a motion to approve the request.

Roll call:

Victoria Lods: Yes

Gena Pacitto: Yes

John Pierantozzi: Yes

Joseph Stefano: Yes

Jeffrey Torchio: Yes

George LoBiondo: Yes

Application granted.

ABRAHAN HEREDIA, 220 S. Main Road, Block 4211 Lot 16 Zone R-3, requesting certification of non-conforming use for a single family dwelling with apartment over detached garage.

Mr. Abraham Heredia, testified on his own behalf. There is a single-family dwelling at the front of the property. There is a three-car garage with a residential apartment on the second floor in the

back. The apartment has been above the garage since about 1947. The property record card shows a construction permit to build the apartment in April 1953. The property has two electric meters and two water meters. The garage for his own personal use and not for business nor commercial purposes.

Mr. Finley explained that there are three buildings on the property. The applicant will be required to obtain permits to convert the commercial building to residential storage, and two bedroom apartment on the second floor.

Chairman made a motion to close the public hearing.

Roll call:

Victoria Lods: Yes

Gena Pacitto: Yes

John Pierantozzi: Yes

Joseph Stefano: Yes

Jeffrey Torchio: Yes

George LoBiondo: Yes

Mr. Torchio made a motion to approve the request.

Roll call:

Victoria Lods: Yes

Gena Pacitto: Yes

John Pierantozzi: Yes

Joseph Stefano: Yes

Jeffrey Torchio: Yes

George LoBiondo: Yes

Application granted.

AJVMT, LLC, 3033 S. East Boulevard, Block 7101, Lot 89, Zone R-5, requesting use variance for the operation of a business known as Sir Speedy along with a waiver of site plan requirements.

The applicant was represented by Michael J. Gruccio, Esq. He agreed to proceed with only 6 board members. The applicant is seeking a use variance for Sir Speedy of Vineland and a waiver of site plan approval. There is currently a commercial building onsite. In 1996, the Zoning Board approved Bomar Die Company's request for a 34'X35' addition to the building. In 2004, Robert Gant received an approval for computer sales and service use. That approval is similar to the Sir Speedy request because they are both technology based. The Board also waived formal site plan for that approval. The current applicant is also requesting a waiver of site plan approval. The applicant will seal coat the driveways, access, and parking. The parking area will also be lined striped and repaired as required by the City. They will also repair the trash enclosure. There will be very little customer traffic, because most of the business is conducted electronically. The applicant will utilize the current approved sign.

Ms. Alison B. Trovarelli, Principal of the applicant, testified on her own behalf. She explained that she will repair the pavement and line stripe the parking lot. There will be four employees. Hours of operation are 8:30am-5:00pm Monday-Friday only.

Mr. Stephen Hawk, Professional Planner, testified on behalf of the applicant. He explained that the building is suitable for the Sir Speedy operation. The parking lot onsite meets the needs for the business. Only small delivery vehicles will access the site. The site does not have public sewer and there is no public sewer in this area. This site location is ideal for Sir Speedy. He sees no substantial detriment to the City's Zoning Plan or Ordinance, and the use fits into the area.

Mr. Headley indicated that City Staff has no objection to waiver of site plan.

Chairman made a motion to close the public hearing.

Roll call:

Victoria Lods: Yes

Gena Pacitto: Yes

John Pierantozzi: Yes

Joseph Stefano: Yes

Jeffrey Torchio: Yes

George LoBiondo: Yes

Mr. Stefano made a motion to approve the request.

Roll call:

Victoria Lods: Yes

Gena Pacitto: Yes

John Pierantozzi: Yes

Joseph Stefano: Yes

Jeffrey Torchio: Yes

George LoBiondo: Yes

Application granted.

RICHARD & KATHLEEN SKALA, 4471 N. Delsea Drive, Block 105, Lot 16, Zone A-5, requesting expansion of a non-conforming use and legitimize existing parking lot expansion to a used car dealership along with a waiver of site plan requirements.

Mr. Richard Skala, testified on his own behalf. He agreed to proceed with only six board members. He purchased this property in 2004 as a used car lot. He did pave an area that was previously stoned when the property was purchased. Landscaping was added and the parking area was paved.

Mr. Headley, explained that this used car dealership has existed for many years.

The parking area was expanded from the approved site plan on file by the previous owner.

The applicant did improve the site, and staff has no objections to waiving the site plan.

Mr. Finley agreed with Mr. Headley.

Chairman made a motion to close the public hearing.

Roll call:

Victoria Lods: Yes

Gena Pacitto: Yes

John Pierantozzi: Yes

Joseph Stefano: Yes
Jeffrey Torchio: Yes
George LoBiondo: Yes

Mr. Torchio made a motion to approve the request.

Roll call:

Victoria Lods: Yes
Gena Pacitto: Yes
John Pierantozzi: Yes
Joseph Stefano: Yes
Jeffrey Torchio: Yes
George LoBiondo: Yes

Application granted.

GARY FRAGAKIS, 54 S. Valley Avenue, Block 4214, Lot 8, Zone R-2, requesting certification of non-conforming use for a two unit family dwelling.

Mr. Gary Fragakis, testified on his own behalf. The dwelling was a duplex when he purchased it. It has two one bedroom units. The City's tax records has it listed as a duplex for at least 35 years. It has also been registered as two residential units since 1999. The zone does permit duplexes but the lot is undersized.

Mr. Finley explained that the property has been a duplex since the 1970s, and the property record card indicates that it is a duplex. The lot size is undersized and requires variances for front yard setback and side yard setback.

Chairman made a motion to close the public hearing.

Roll call:

Victoria Lods: Yes
Gena Pacitto: Yes
John Pierantozzi: Yes
Joseph Stefano: Yes
Jeffrey Torchio: Yes
George LoBiondo: Yes

Mr. Stefano made a motion to approve the request.

Roll call:

Victoria Lods: Yes
Gena Pacitto: Yes
John Pierantozzi: Yes
Joseph Stefano: Yes
Jeffrey Torchio: Yes
George LoBiondo: Yes

Application granted.

ADJOURN:

Ryan Feaster: Yes

Ryan Flaim: Yes
Victoria Lods: Yes
Gena Pacitto: Yes
John Pierantozzi: Yes
Joseph Stefano: Yes
Jeffrey Torchio: Yes
George LoBiondo: Yes

Meeting adjourned at 9:12 PM

Yasmin Ricketts, Secretary
Zoning Board of Adjustment