

**ZONING BOARD OF ADJUSTMENT MEETING
December 16, 2020**

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

Members present were:

Ryan Feaster
Gena Pacitto
John Pierantozzi
Joseph Stefano
Jeffrey Torchio
George LoBiondo

Members absent were: Ryan Flaim, Victoria Lods

Others Present were:

Frank DiDomenico, Solicitor
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 November 18, 2020 meeting.

Roll call:

Ryan Feaster: 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 November 18, 2020 meeting

Roll call:

Ryan Feaster: Yes
Gena Pacitto: Yes
John Pierantozzi: Yes
Joseph Stefano: Yes
Jeffrey Torchio: Yes
George LoBiondo: Yes

RODMEHR AJDARI / MICHAEL MONTER, 150 S. Main Road, Block 4211, Lot 14, Zone B-2, variance for parking amount for an existing office building to be converted to a medical office and a waiver of site plan requirements.

Dr. Rodmehr Ajdari testified on his own behalf. He is the contract purchaser, and he has a signed contract of sale. He would like use the existing building for a podiatry medical office. The applicants are seeking a variance for onsite parking. The current number of parking spaces is sufficient for their use. There will be a maximum of one to two doctors onsite. Each doctor will see two to three patients per hour. Staff will consist of four to five people. The hours of

operation will be Monday through Friday from 9:00am until 4:30pm am and Saturday 9:00am until noon. They are also seeking waiver of site plan.

Mr. Headley explained that this building is located at a former accountant's office. This type of medical office is permitted in the B-2 zone. There are seventeen (17) parking spaces and one (1) handicap parking space for a total of eighteen (18). Twenty-two (22) spaces are required. Staff has no issue with parking.

Chairman made a motion to close the public hearing.

Roll call:

Ryan Feaster: 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:

Ryan Feaster: Yes

Gena Pacitto: Yes

John Pierantozzi: Yes

Joseph Stefano: Yes

Jeffrey Torchio: Yes

George LoBiondo: Yes

Application granted.

CARIE ANN JANETTA, 882 Sawyer Avenue, Block 3103, Lot 23, Zone R-2, certification of non-conforming use for a two unit family dwelling.

Ms. Janetta testified on her own behalf. She is requesting to maintain the current use of a duplex on this property. The property has been a duplex for more than 50 years. She is not making any changes to the property. Her family purchased the property in 1969 as a duplex. Her family have always paid registration for a two-family dwelling with the City. The duplex is consistent with the surrounding dwellings in the neighborhood. A survey and floor plan of the property was submitted. A property record card indicated that the property is listed as a "two family" and was constructed in 1952.

Mr. Finley explained that the bedroom in the basement failed City inspection due to the size of the egress window. There are variances needed for existing setbacks. The property has 107 feet frontage and 130 feet is required. The duplex requires a lot size of 19,500 square feet and this lot has 19,260 square feet. The side yard setback on the west is 8 feet and 20 feet is required.

Application granted.

Chairman made a motion to close the public hearing.

Roll call:

Ryan Feaster: 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:

Ryan Feaster: Yes
Gena Pacitto: Yes
John Pierantozzi: Yes
Joseph Stefano: Yes
Jeffrey Torchio: Yes
George LoBiondo: Yes

Application granted.

SYLVIA SOMOGYI, 1185 Utopia Lane, Block 5303, Lot 43, Zone A-6, use variance to allow well-being services from a healing studio (commercial use) within a single family home.

Ms. Somogyi testified on her own behalf. She is a certified Reiki practitioner. She is proposing to use two rooms in the basement for her energy healing and private group lessons. She and her parents live in this home. There are three personal automobiles. Two are kept in the garage and one in the driveway. There is a paved drive leading to the garage and also a stoned driveway on the opposite side the property. Her students and patients can park on the stone drive. No signage is being proposed. There will be a maximum of three people per class along with just herself. The classes will be conducted at 11:00am to 4:00pm on Saturday and Sunday. Patients will be seen 9:00am until 9:00pm Monday through Friday by appointment only.

The applicant was advised that the proposed use is subject to the Code Official's requirements and any other outside agencies.

Application granted.

Chairman made a motion to close the public hearing.

Roll call:

Ryan Feaster: 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:

Ryan Feaster: Yes
Gena Pacitto: Yes
John Pierantozzi: Yes

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

Application granted.

ADJOURN:

Ryan Feaster: Yes
Gena Pacitto: Yes
John Pierantozzi: Yes
Joseph Stefano: Yes
Jeffrey Torchio: Yes
George LoBiondo: Yes

Meeting adjourned at 8:37 PM

Yasmin Ricketts, Secretary
Zoning Board of Adjustment