

ZONING BOARD OF ADJUSTMENT MEETING
February 19, 2020

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

Members present were:

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

Members absent were: Ryan Flaim, Ryan Feaster

Others Present were:

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

Public Hearing

Mr. DiDomenico went over the revisions to the agenda.

The Chairman entertained a motion to approve the minutes from the January 15, 2020 meeting.

Roll call:

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

The Chairman entertained a motion to approve the resolutions from the January 15, 2020 meeting

Roll call:

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

ROBERT SCARPA, 31 S. Myrtle Street, Block 4202 Lot 17 Zone R-2, certification of non-conforming use for a two family dwelling.

The applicant testified on his own behalf. He is seeking a certification for pre-existing, non-conforming duplex. The property has been taxed as a duplex since 1968 according to the records. The Vineland Electric Utility has been charging for two electric meters since the early 1980s. Since 1999 the property has been registered with the City as a duplex. Two family dwellings are permitted in the zone but the lot is undersized. Property records acknowledge the duplex for at least 62 years. The first-floor apartment is a two bedroom and the second-floor apartment is a one bedroom.

Mr. Finley, indicated that two family dwellings are permitted in the zone. The property record card states that the property is a two-family dwelling since February 4, 1958. There are some bulk variances due to the lot being undersized. The applicant also submitted a survey.

Chairman made a motion to close the public hearing.

Roll call:

Joseph Stefano: Yes

Gena Pacitto: Yes

John Pierantozzi: Yes

Victoria Lods: Yes

Jeffrey Torchio: Yes

George LoBiondo: Yes

Mr. Stefano made a motion to approve the request.

Roll call:

Gena Pacitto: Yes

John Pierantozzi: Yes

Victoria Lods: Yes

Jeffrey Torchio: Yes

Joseph Stefano: Yes

George LoBiondo: Yes

Application granted.

KENNETH & LOUISE CHESTER, 1394 Garrison Road, Block 5601 Lot 134 Zone R-5, six foot tall fence on a corner lot with two front yards.

Louie and Ken Chester testified on their own behalf. Mrs. Chester stated that the existing fence was installed two years ago for privacy. Prior to installing the fence, there were tall bushes and no one complained. The fence provides privacy because they have a pool. They have experienced trespassers prior to the installation.

Mr. Finley explained that the applicants were cooperative and that is why they are before the board. This is a corner lot with two front yards that fronts on Orchard Road. The house is set back from the street. This fence is attractive and doesn't create that stockade look.

Also, he went to the site and finds no issue with the sight triangle. He sees the basis for a variance.

Mr. Headley stated what the ordinance permits. He and the city engineer went out and inspected the fence. They did not find an issue with the sight triangle. The New Jersey standards for a

sight triangle is 14.5 feet from the outer white line of the roadway to the property line. The measurements reveal that the fence is 16.5 feet from the white line, therefore, is well within the New Jersey Sight Triangle Standard.

Kenneth Chester, testified on his own behalf. He explained that before the fence was installed, they experienced trespassing onto their property. The fence has made their property safer.

Frank Fresella member of the public, appeared had objections to the applicant's request. He feels that the fence is a hazard and there have been many accidents on that road. He provides photographs of the site.

Patrick Finely noted that the accident report as submitted as an Exhibit by Mr. Fresella does not state all the accidents occurred at the intersection. The report does not list accidents resulting in any issues with regards to line of sight.

Chairman made a motion to close the public hearing.

Roll call:

John Pierantozzi: Yes

Victoria Lods: Yes

Jeffrey Torchio: Yes

Joseph Stefano: Yes

Gena Pacitto: Yes

George LoBiondo: Yes

Mr. Stefano made a motion to approve the request.

Roll call:

Victoria Lods: Yes

Jeffrey Torchio: Yes

Joseph Stefano: Yes

Gena Pacitto: Yes

John Pierantozzi: Yes

George LoBiondo: Yes

Application granted.

Applicant- **RK CHEVROLET t/a RK SUBARU**, 700 N. Delsea Drive, Block 2104, Lot 95, Amendment to Resolution #2018-53.

The applicant is requesting an amendment to a previously approved Resolution 2018-53. Mr. Headley explained that the applicant was granted major site plan approval, both preliminary and final, in conjunction with a use variance on December 19, 2018. The major site plan approval granted expansion of an existing automobile dealership.

Resolution 2018-53 listed a condition that the applicant had to show proof of recorded cross easements. The applicant is requesting that this condition of approval be revised to reflect that proof of recording be a condition of obtaining a release of the performance guarantees.

The City's Planning Staff had no objection to the revision as requested.

Chairman made a motion to close the public hearing.

Roll call:

Gena Pacitto: Yes

John Pierantozzi: Yes

Victoria Lods: Yes

Jeffrey Torchio: Yes

Joseph Stefano: Yes

George LoBiondo: Yes

Mr. Stefano made a motion to approve the request.

Roll call:

John Pierantozzi: Yes

Victoria Lods: Yes

Jeffrey Torchio: Yes

Joseph Stefano: Yes

Gena Pacitto: Yes

George LoBiondo: Yes

Application granted.

ADJOURN:

John Pierantozzi: Yes

Victoria Lods: Yes

Jeffrey Torchio: Yes

Joseph Stefano: Yes

Gena Pacitto: Yes

George LoBiondo: Yes

Meeting adjourned at 9:30 PM

Yasmin Ricketts, Secretary

Zoning Board of Adjustment