

ZONING BOARD OF ADJUSTMENT VIRTUAL MEETING
April 15, 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
Ryan Flaim
Gena Pacitto
Ryan Flaim
John Pierantozzi
Jeffrey Torchio
George LoBiondo

Members absent were: Victoria Lods

Others Present were:

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

Mr. DiDomenico went over the revisions to the agenda.

The Chairman entertained a motion to approve the minutes from the March 18, 2020 meeting.

Roll call:

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

The Chairman entertained a motion to approve the resolutions from the March 18, 2020 meeting

Roll call:

Ryan Feaster: Yes
Ryan Flaim: Abstain
Gena Pacitto: Yes
John Pierantozzi: Abstain
Joseph Stefano: Yes, Abstain #2015-15
Jeffrey Torchio: Yes
George LoBiondo: Yes

PINNACLE COMMERCIAL DEVELOPMENT, INC, 3341 S Delsea Drive, Block 7004 Lot 33 Zone B-4, amended preliminary and final site plan approval for a fast food restaurant with associated site improvements.

The applicant was represented by Robert Shea, Esq. The applicant previously received Zoning Board approval for a use variance and a preliminary major site plan approval for a Mavis Discount Tire.

John Sewald, Professional Engineer, testified on behalf of the applicant. He submitted as Exhibit A-1 a color rendering of the site. The Zoning Board hearing the Board approved a 3,000 square foot fast-food restaurant and a use variance as well as preliminary and major site plan. This is for a Burger King and it will be 2,740 square feet. Exhibit A-2, an aerial photograph of the site. There are mainly commercial uses in the area. The applicant is seeking a variance for 53 parking spaces whereas 58 parking spaces is required. Burger King handles mostly drive-thru business so it does not require a lot of parking. The applicant will comply with paragraph 7(a), (c), and (d) of the Planning Report. The sign on the northern façade will be eliminated. The one additional free-standing sign will be eliminated. No variance for a sign face area for the second free standing sign will be needed. The applicant is seeking a variance for the wall sign on the southern façade of 68.01 square feet whereas no sign is permitted. The applicant is also seeking an associated variance for that sign for a wall sign not oriented to a public street frontage. The Burger King sign will be located under the Mavis sign which will comply with ordinance requirements. The applicant will coordinate with Ryan R. Headley or the City Planning Staff regarding screening materials to be located along the residential use/residential zone on the north side of the site. The applicant will comply with New Jersey Barrier Free Standards. The applicant is seeking a waiver from the requirement of paragraph 14 (b) to remove some line striping and adding curb and grass. The reason the applicant requests a waiver that this area could be used as a possible turn around space. The applicant will comply with the remainder of the Planning Report. As to the Engineer's Report, paragraph 3, the plan does not provide a dedicated bypass lane. The Burger King will share a drive aisle with Mavis which can be used as a bypass. Paragraph 6, the largest trucks for deliveries or for any other purposes will be WB-50 trucks. The site cannot accommodate the largest tractor trailers, being WB-67. He entered as Exhibit A-4, site plan showing truck movements. He agreed that the plan will reflect the largest trucks to be WB-50. The applicant agrees to the remainder of the comments in the City Engineer's Report.

Chairman made a motion to close the public hearing.

Roll call:

Ryan Feaster: Yes

Ryan Flaim: 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

Ryan Flaim: Yes

Gena Pacitto: Yes

John Pierantozzi: Yes

Joseph Stefano: Yes

Jeffrey Torchio: Yes

George LoBiondo: Yes

Application granted.

TWIN REALTY, LLC, 17 W Landis Avenue, Block 3602 Lot 1 Zone B-3, banquet hall in an existing building.

The applicant was represented by Alfred Verderose, Esq. They are requesting permission to allow the back of the facility for a reception hall. There will be seating for about 150-225 people in that area.

Mr. LoBiondo wanted clarification of number of staff. Mr. Headley went over seating ratios and it will be a maximum 132 people per event.

Mr. Verderose explained that alcohol will not be sold but a catering company may serve it.

Application will be carried for new notice, because the application is misleading stating that alcohol will not be served.

Application is tabled for May 20, 2020 meeting.

ADJOURN:

Ryan Feaster: Yes

Ryan Flaim: Yes

Gena Pacitto: Yes

John Pierantozzi: Yes

Joseph Stefano: Yes

Jeffrey Torchio: Yes

George LoBiondo: Yes

Meeting adjourned at 8:49 PM

Yasmin Ricketts, Secretary
Zoning Board of Adjustment