

ZONING BOARD OF ADJUSTMENT VIRTUAL SPECIAL MEETING
June 24, 2020

The special meeting began at 7:30 P.M.

Members present were:

Ryan Feaster
Victoria Lods
John Pierantozzi
Jeffrey Torchio
Joseph Stefano

Members absent were: Ryan Flaim, Gena Pacitto, George LoBiondo

Others Present were:

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

PARADISE CITY, LLC, 1404 E. Oak Road, Block 1802 Lot 11 Zones R-3/R-5, preliminary/final major site plan approval, in conjunction with a “d” variance, to construct a 23,660 square foot cold storage repack facility along with associated site improvements.

Michael P. Fralinger, Esquire, testified on behalf of the applicant. This property is adjacent to the Vineland Produce Auction and is an existing industrial site. The Santelli Trucking site has been empty for some time. The use as a repack facility is a good fit to this area. The applicant is seeking a height variance of 43 feet whereas 25 feet is permitted in zone. The applicant is seeking a side yard setback variances of 36 feet on the westerly side and 48 feet on the northerly side. They are requesting a variance for sign face area for a wall sign on the northern façade of 100 square feet whereas no sign is permitted. This sign is not oriented to a street. The applicant is also requesting several design waivers. They would like a design waiver for driveway width for a two-way drive of 50 feet whereas 34 feet is permitted. End island width of 5 feet whereas 10 feet is required. Parking space width of 9 feet whereas 9 ½ feet is required. Parking space depth of 18 feet 19 feet is required. End parking space back-up aisle width of 0 feet 5 feet is required. Parking space row length without a tree island break, 18 space row 12 space row is permitted. The applicant is also seeking a waiver from parking area shade trees for no trees 4 trees are required. This site is a built-out site and there is no space for trees. The applicant will provide two bicycle parking spaces within the building. They will comply with the remainder of the Planning and Engineering Reports.

Stephen J. Nardelli, Professional Engineer, testified on behalf of the applicant. The applicant is also seeking use variance approval. The proposed industrial building will be for the repack and cold storage. The proposed use allows the expansion for FreshWave. The property has access through the Vineland Auction Block property. The site is not suited for any residential uses and used for industrial uses. There is no substantial detriment to the City’s Land Use Ordinance, Zoning Plan or to the public good.

Vice Chairman made a motion to close the public hearing.

Roll call:

Ryan Feaster: Yes
Victoria Lods: Yes
John Pierantozzi: Yes

Jeffrey Torchio: Yes
Joseph Stefano: Yes

Mr. Feaster made a motion to approve the application

Roll call:

Ryan Feaster: Yes
Victoria Lods: Yes
John Pierantozzi: Yes
Jeffrey Torchio: Yes
Joseph Stefano: Yes

Application granted.

ADJOURN:

Ryan Feaster: Yes
Victoria Lods: Yes
John Pierantozzi: Yes
Joseph Stefano: Yes
Jeffrey Torchio: Yes
George LoBiondo: Yes

Meeting adjourned at 8:17 PM

Yasmin Ricketts, Secretary
Zoning Board of Adjustment