

ZONING BOARD OF ADJUSTMENT MEETING
July 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 Flaim
Gena Pacitto
John Pierantozzi
Joseph Stefano
Jeffrey Torchio
George LoBiondo

Members absent were: Ryan Feaster, Victoria Lods

Others Present were:

Frank DiDomenico, Solicitor
Yasmin Ricketts, Board 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 June 17, 2020 meeting.

Roll call:

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

The Chairman entertained a motion to approve the resolutions from the June 17, 2020 meeting

Roll call:

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

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. The application was originally heard on April 15, 2020. They now would like to amend their request and return on July 15, 2020 meeting.

The applicant is requesting the occupancy limits. The front portion will be used for educational purposes during the week. The rear portion will be used as a banquet hall on the weekends. They are requesting that any renters of the banquet hall could offer alcoholic beverages at their events. The applicant will not sell any alcohol and there would be no preparation of food on the premises. The City's Land Use Ordinance does not define an "event center". An event center is not out of character with this neighborhood. The neighborhood is commercial in nature. No new construction is being proposed, so they are requesting a waiver of site plan. The facility has parking that is adequate for the proposed event center. The applicant proposes Fridays between the hours of 4:00pm to 2:00am on Saturday; Saturdays between 9:00am to 2:00am on Sunday and Sunday 9:00am until 10:00pm. The proposed hours would not conflict with the normal school hours. No signage is proposed.

Chairman made a motion to close the public hearing.

Roll call:

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 Flaim: Yes

Gena Pacitto: Yes

John Pierantozzi: Yes

Joseph Stefano: Yes

Jeffrey Torchio: Yes

George LoBiondo: Yes

Application granted.

EAST CUMBERLAND, LLC, 3305 E. Chestnut Avenue, Block 4505 Lot 1 Zones R-6, conversion of an existing garden market building to a personal service shop (hair salon) along with a parking variance, waiver of site plan submission.

The applicant was represented by Rocco Tedesco, Esq. The application is for a use variance to convert the former Bergamo Farm Market to a personal service shop/hair salon. There are 16 parking spaces on site. The hair salon will have six employees and there will be a maximum of six clients at a time. The hours of operation will be Monday, Tuesday and Thursday from 9:00am until 7:00pm; Wednesday and Friday from 9:00am until 5:00pm and Saturday from 8:00am until 3:00pm. No new exterior changes are proposed, so the applicant is requesting a waiver of site plan. The applicant does not anticipate needing more than twelve parking spaces for both employees and customers. The services provided will identified under the cosmetology and barbering license. There will be a maximum of 8 workstations.

Patrick Finley, noted that the building was designed as a commercial building, and it is not suitable for a residential use.

Chairman made a motion to close the public hearing.

Roll call:

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

Application granted.

ADJOURN:

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

Meeting adjourned at 8:14 PM

Yasmin Ricketts, Secretary
Zoning Board of Adjustment