

**ZONING BOARD OF ADJUSTMENT MEETING**  
**November 17, 2021**

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

**Members present were:**

Ryan Flaim  
Joseph Stefano  
Jeffrey Torchio  
Rudolph Luisi  
Darwin Cooper  
George LoBiondo

**Members absent were:** Victoria Lods, Gena Pacitto, Raquel Soto

**Others Present were:**

Frank DiDomenico, Solicitor  
Yasmin Ricketts, Zoning Board Secretary  
Patrick Finley, Zoning Officer  
Ryan Headley, Supervising Engineer  
Pat Finley, Zoning Officer  
David Maillet, City Engineer

Mr. DiDomenico went over revisions to the agenda.

The Chairman entertained a motion to approve the minutes from the October 20, 2021 meeting.

Roll call:

Ryan Flaim: Yes  
Joseph Stefano: Yes  
Jeffrey Torchio: Yes  
Rudolph Luisi: Yes  
Darwin Cooper: Yes  
George LoBiondo: Yes

The Chairman entertained a motion to approve the resolutions from the October 20, 2021 meeting

Roll call:

Ryan Flaim: Yes  
Joseph Stefano: Yes  
Jeffrey Torchio: Yes  
Rudolph Luisi: Yes  
Darwin Cooper: Yes  
George LoBiondo: Yes, Abstain #2021-50

**1890 S. LINCOLN AVENUE**, 1890 S. Lincoln Avenue, Block 6401, Lot 3, Zone R-5, installation of two 10' x 16' garden sheds.

The applicant was represented by Harry Furman, Esq. The applicant is seeking a use variance for the installation of two sheds. Exhibit A-1, photos of site and location of proposed sheds.

The applicant is proposing two yard sheds each being 10`x16`. One shed is for the storage of ice melt and snow blowers. The second for storage of appliances.

Mr. Headley suggested relocating the one shed closest to Dante Avenue to the southwest next to Building No. 7.

Ms. Lydia Perez Johnson, district manager, explained that the fence on the west side. They will comply with re-locating the one shed to the southwest next to Building No. 7.

Chairman made a motion to close the public hearing

Roll call:

Ryan Flaim: Yes  
Joseph Stefano: Yes  
Jeffrey Torchio: Yes  
Rudolph Luisi: Yes  
Darwin Cooper: Yes  
George LoBiondo: Yes

Mr. Torchio made a motion to approve the application.

Roll call:

Ryan Flaim: Yes  
Joseph Stefano: Yes  
Jeffrey Torchio: Yes  
Rudolph Luisi: Yes  
Darwin Cooper: Yes  
George LoBiondo: Yes

Application granted.

**AMIT DARJI**, 716 E. Plum Street, Block 3013, Lot 17, Zone R, Variances for lot area, side yard setback, and any other variances that may be required to convert an existing single-family home to a two family dwelling.

The applicant was represented by Joseph Console, Esq. The single family home dates back to 1882 and is severely dilapidated. The applicant would like to preserve this historical home and convert it to a two family dwelling. The house will have to be completely renovated. It currently has six bedrooms and it will be reduced to two 2-bedroom apartments.

Patrick Findley provided the following sworn testimony: There is a cooperative effort between the city and the Applicant to save this home. The home is historical and of the gingerbread style. The home has been vacant 6 to 7 years. The prior owner died. There was a hearing and the house declared unfit and was to be demolished. A duplex is a permitted use.

Tashmin Johnson, a member of the public, did not oppose the application. Her concern is lead paint and asbestos from an old house.

Mr. Finley noted that all work must be by licensed contractors and there will be City inspections.

Chairman made a motion to close the public hearing.

Roll call:

Ryan Flaim: Yes  
Joseph Stefano: Yes  
Jeffrey Torchio: Yes  
Rudolph Luisi: Yes  
Darwin Cooper: Yes  
George LoBiondo: Yes

Mr. Stefano made a motion to approve the application.

Roll call:

Ryan Flaim: Yes  
Joseph Stefano: Yes  
Jeffrey Torchio: Yes  
Rudolph Luisi: Yes  
Darwin Cooper: Yes  
George LoBiondo: Yes

Application granted.

**UMH PROPERTIES, INC.**, 1839 Hance Bridge Road, Block 7703, Lots 10 & 26, Zone W-5, use variance for the construction of 289 age restricted manufactured housing units.

This application has been pending since the spring, so staff recommended dismissing it without prejudice.

Mr. Stefano made a motion to dismiss the application.

Roll call:

Ryan Flaim: Yes  
Joseph Stefano: Yes  
Jeffrey Torchio: Yes  
Rudolph Luisi: Yes  
Darwin Cooper: Yes  
George LoBiondo: Yes

Application dismissed.

ADJOURN:

Ryan Flaim: Yes  
Joseph Stefano: Yes  
Jeffrey Torchio: Yes  
Rudolph Luisi: Yes  
Darwin Cooper: Yes  
George LoBiondo: Yes

Meeting adjourned at 8:05 PM

Yasmin Ricketts, Secretary  
**Zoning Board of Adjustment**