

ZONING BOARD OF ADJUSTMENT MEETING
March 17, 2021

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

Members present were:

Victoria Lods
John Pierantozzi
Joseph Stefano
Jeffrey Torchio
George LoBiondo

Members absent were: Ryan Feaster, Ryan Flaim, Gena Pacitto

Others Present were:

Frank DiDomenico, Solicitor
Yasmin Ricketts, Zoning Board Secretary
Ulrick Crudele, Assistant Zoning Officer
Ryan Headley, Principal Engineer

Mr. DiDomenico went over revisions to the agenda.

The Chairman entertained a motion to approve the minutes from the February 17, 2021 meeting.

Roll call:

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

The Chairman entertained a motion to approve the resolutions from the February 17, 2021 meeting

Roll call:

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

INVESTORS, LLC, 1019 E. Landis Avenue, Block 4203, Lot 3, Zone R-P, variance for parking.

Gregory Montgomery, Esq. represented the applicant. The applicant is a contract purchaser for this property. They will lease the property to Quality Care Services, Inc. Quality Care Services have been in business for many years. Quality Care Services provides consulting, training, and educational services to childcare centers. They have offices throughout the county and this building will be the main headquarters. The applicant is seeking a variance for onsite parking space amount. There are 24 parking spaces whereas 39 parking spaces are required. There is a site plan for DeMarco-Luisi Funeral Home from 1997 and there is an easement with the neighboring property. They are not proposing any changes to the site or the building. The building will strictly be used for office space and they will also have a meeting room. The apartment located in the upper level will become an office.

Susan James, Executive Director, testified on behalf of Quality Care. This business has been in operation for 10 years. The building will be the headquarters and it will be solely used for staff. Quality Care is a federally funded organization that provides consulting, childcare and educational services. Hours of operation will be 8:00am until 4:30pm. There will be no activities on the weekends.

Mr. Headley stated that he does not anticipate any parking issues. We have the benefit of knowing the end user and have their information.

Lorraine Dutta, member of the public, wanted information on the activities that will take place in the building. There is a fence that is partially coming down in the rear of the property. She wanted to know if it is going to be repaired. She also wanted to know about the garage section.

Susan James stated that fence will be replaced or repaired. The garage section is going to be storage. They provide material for children in bulk and that will be storage.

Leroy Montana, member of the public, had traffic concerns.

Mr. DiDomenico stated that the applicant is requesting a waiver of site plan. They will be using the site plan that is on file.

Chairman made a motion to close the public hearing.

Roll call:

Victoria Lods: Yes

John Pierantozzi: Yes

Joseph Stefano: Yes

Jeffrey Torchio: Yes

George LoBiondo: Yes

Mr. Torchio made a motion to approve the request.

Roll call:

Victoria Lods: Yes

John Pierantozzi: Yes

Joseph Stefano: Yes

Jeffrey Torchio: Yes

George LoBiondo: Yes

Application granted.

RONALD W. MEYER, 266 W. Butler Avenue, Block 7002, Lot 38, Zone R-5, construction of an oversized garage.

Mr. Meyer testified on his own behalf. He would like to construct an oversized garage to store his classic cars. The existing garage is 20' x 20' and it is used to store tractors. Use the garage for tools. He plans to have stone a stone path going to the garage. It will be aesthetically pleasing and doors will face inside of this property. There will not be any commercial nor business uses of the detached garage.

Chairman made a motion to close the public hearing.

Roll call:

Victoria Lods: Yes

John Pierantozzi: Yes

Joseph Stefano: Yes
Jeffrey Torchio: Yes
George LoBiondo: Yes

Mr. Stefano made a motion to approve the request.

Roll call:

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

Application granted.

HERIBERTO MORALES, 622-624 E. Almond Street, Block 4102, Lot 14, Zone R, certification of non-conforming use for a three unit family dwelling.

The applicant was represented by Renee Bergman, Esq. He purchased the property in September of 1980 as a three family dwelling. The applicant pays three sewer bills to the LSA; three electric bills to VMEU and pays three trash bills to the City of Vineland.

Mr. Crudele explained that that Zoning Office would like a floor plan and room count for the property. He would also like the Zoning Board to confirm the existing bulk variances onsite.

Mr. Morales indicated that 622 E. Almond Street is on both the first and second floor and is three bedrooms and one bath. The unit known as 624 E. Almond Street has two apartments. The first floor is a two-bedroom one bath, and the second floor is a two bedroom and one bath. All the units have a kitchen and living room.

Chairman made a motion to close the public hearing.

Roll call:

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

Mr. Stefano made a motion to approve the request.

Roll call:

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

Application granted.

412 SOUTH SECOND STREET, 412 S. Second Street, Block 3905, Lot 7, Zone R, certification of non-conforming use for a two unit family dwelling.

The applicant was represented by Stephen Barse, Esq. The applicant has owned this property since 1993. There are documents that were submitted with the Zoning Board application. A survey dated October 1956 shows three units. The record with the LSA shows three units since at least 1992. The rental records showing three units from at least 2004. The survey shows two buildings one duplex and one single family home. The rear building has a total of three rooms including one bedroom. The two units in the front building each have five rooms including two bedrooms.

Mr. Crudele explained that that Zoning Office would like a room count for the property. He would also like the Zoning Board to confirm the existing bulk variances onsite.

Mr. Barse indicated that the rear building has a total of three rooms including one bedroom. The two units in the front building each have five rooms including two bedrooms.

Chairman made a motion to close the public hearing.

Roll call:

Victoria Lods: Yes

John Pierantozzi: Yes

Jeffrey Torchio: Yes

Joseph Stefano: Yes

Mr. Torchio made a motion to approve the request.

Roll call:

Victoria Lods: Yes

John Pierantozzi: Yes

Jeffrey Torchio: Yes

Joseph Stefano: Yes

Application granted.

EWAN TERRACE, LLC, 24 Ewan Terrace, Block 3118, Lot 9, Zone R-2, variance for two residential dwellings on one lot and a certification of non-conforming use for a two unit family dwelling.

The applicant was represented by Stephen Barse, Esq. The property has units are located in a duplex and in a single-family home.

Exhibits were submitted with the application. The applicant purchased the property as three residential units. City tax records show two separate buildings on the lot one being a two-family unit with a total of six bedrooms and two baths and a single-family home with a total of four bedrooms and two baths. Both buildings were constructed in 1940. The property records card shows a one family dwelling and a “one family conversion” which is the duplex.

Mr. Headley indicated that the old property record card shows two buildings since at least 1957.

Chairman made a motion to close the public hearing.

Roll call:

Victoria Lods: Yes

John Pierantozzi: Yes

Jeffrey Torchio: Yes
Joseph Stefano: Yes

Mr. Torchio made a motion to approve the request.

Roll call:

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

Application granted.

DAVID GALETTO, E. Grant Avenue, Block 6701, Lots 14, 15, 16, 17, 18 & 19, Zone R-5, use variance and a resubdivision approval to convey all or portions of six (6) lots to each other to create six (6) reconfigured lots with an existing contracting office on lot 16.

The applicant was represented by Rocco Tedesco, Esq. The application is to adjust lot lines for six existing lots. They are not creating new lots or proposing new construction. This property is the Galetto Family Farm. The two original owners of the property, brothers, Lou Galetto and Peter Galetto. They are deceased and their heirs want to eliminate encroachments, separate residential uses from the farm use and settle the estates. The lot line between lots 14 and 16 are being adjusted to eliminate encroachments onto Lot 14 and to accommodate a shared driveway. There will be a cross easement for the driveway. Lot 16 has a residence and a contractor's office for Dun-Rite. The driveway for Lot 16 is on Lot 14 which will be remedied by this redivision. The lot line between lots 17 & 18 is being adjusted to provide more sideyard for the residential structure. Lot 18 has a residential structure and farmland, and the proposal is to divide the house and one accessory structure from the farm use. Lot 19 also has a residence, an accessory structure and farmland. The house and accessory building will be separated from the farmland. Dun-Rite office building lot is not increasing in size, but it is a technical use variance. The applicant agrees with the Engineering Report.

Chairman made a motion to close the public hearing.

Roll call:

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

Mr. Stefano made a motion to approve the request.

Roll call:

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

Mr. Stefano made a motion to approve Resolution #2021-15.

Roll call:

Victoria Lods: Yes

John Pierantozzi: Yes
Joseph Stefano: Yes
Jeffrey Torchio: Yes
George LoBiondo: Yes

Application granted.

LMC RENTALS, LLC, 1014 Spruce Street, Block 2302, Lot 44, Zone R-2, certification of non-conforming use for a two unit family dwelling.

The applicant was represented by Robert Casella, Esq. The property was purchased in 2017 as a duplex. They do not know if there was a conversion because there are no historical records for this property. There are two electric and two water meters. The first floor has a two-bedroom one bath unit, and the second floor has a two-bedroom one bath unit. Each unit has a living room and a kitchen. The two-family units are permitted but the lot is undersized for the zone.

Chairman made a motion to close the public hearing.

Roll call:

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

Ms. Lods made a motion to approve the request.

Roll call:

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

Application granted.

AGVWO, LLC- BATTELINI TRANSPORT AND TOWING, 1801 E. Sherman Avenue, Block 7201, Lot 7, Zone A-5, Utilize the existing property for truck and trailer sales, truck part sales, truck and truck assembly, truck and truck body repair, and auto body and heavy truck painting along with a preliminary/final major site plan approval.

Michael Gruccio, Esq. testified on behalf of the applicant. They received an approval for a truck sales and auto body and had to return for site plan approval. In 1987 the Vineland Zoning Board approved a site plan for a trucking operation at this site. The approved a 4,000 square foot building towards the rear of the property was never constructed. This new plan will include that building. There are some changes now.

Steven Fillipone, PE, testified on behalf of the applicant. The applicant is requesting that a stoned area at the rear of the property be approved by the Board. That rear stoned area was never approved. The 4,000 square foot building was previously approved by the Board but never constructed. The stone area was

installed prior to the applicant taking ownership. They would like to maintain it. The applicant agreed to a road widening easement for the County. All the comments on the Planning and Engineering reports.

Chairman made a motion to close the public hearing.

Roll call:

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

Mr. Stefano made a motion to approve the Use Variance.

Roll call:

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

Mr. Stefano made a motion to approve the Site Plan.

Roll call:

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

Application granted.

WILLIAM RIVERA, 2121 Maple Avenue, Block 3202, Lot 5, Zone R-3, amendment to previously granted approval.

A letter was received requesting a revision to a previous approval to add plumbing. Staff has no objections to this request. The owners of the property are William Rivera, Sr. and his wife, Carmen G. Rivera. The applicant resides in the single-family home located on the property. By way of Resolution No. 2021-8, the Zoning Board granted approval for a 36' X 40' detached pole barn. The approval permitted electric service but did not permit plumbing. The applicant during the hearing of January 20, 2021 indicated that he did not plan on adding plumbing services in the pole barn. They have since then changed their mind and now would like to add plumbing.

Chairman made a motion to close the public hearing.

Roll call:

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

Mr. Stefano made a motion to approve the request.

Roll call:

Victoria Lods: Yes

John Pierantozzi: Yes
Joseph Stefano: Yes
Jeffrey Torchio: Yes
George LoBiondo: Yes

Application granted.

ADJOURN:

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

Meeting adjourned at 9:35 PM

Yasmin Ricketts, Secretary
Zoning Board of Adjustment