

**ZONING BOARD OF ADJUSTMENT MEETING**  
**May 19, 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  
Victoria Lods  
Gena Pacitto  
John Pierantozzi  
Raquel Soto  
Joseph Stefano  
Jeffrey Torchio  
George LoBiondo

**Members absent were:** Ryan Feaster

**Others Present were:**

Frank DiDomenico, Solicitor  
Yasmin Ricketts, Zoning Board Secretary  
Patrick Finley, 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 April 21, 2021 meeting.

Roll call:

Ryan Flaim: Yes  
Victoria Lods: Yes  
Gena Pacitto: Yes  
John Pierantozzi: Abstain  
Raquel Soto: Abstain  
Joseph Stefano: Yes  
Jeffrey Torchio: Yes  
George LoBiondo: Yes

The Chairman entertained a motion to approve the resolutions from the April 21, 2021 meeting

Roll call:

Ryan Flaim: Yes  
Victoria Lods: Yes  
Gena Pacitto: Yes  
John Pierantozzi: Abstain  
Raquel Soto: Abstain  
Joseph Stefano: Yes  
Jeffrey Torchio: Yes  
George LoBiondo: Yes, Abstain Resolution #2021-24

**RYAN BRIGGS**, 2313 E. Chestnut Avenue, Block 4406, Lot 3, Zone R-3, installation of a 6' high privacy fence around both lots 3 and 3.1, which are in the process of being consolidated into one lot.

Ryan Briggs testified on his own behalf. He is the owner of 2313 E. Chestnut Avenue. It is a vacant lot, which abuts his home at 2312 Monroe Avenue. He is requesting an approval for a fence in the backyard, which is on the Chestnut Avenue side. The fence is crucial for his family because he has three small children. He added 20 feet to his existing neighbor's fence. He submitted a sketch of the fence with his application. The Chestnut Avenue side is the new fence and it is 22 feet off the road. It is 6 feet high and vegetation was planted along the Chestnut Avenue side.

Mr. Finley stated that the fence was erected and this matter is under enforcement. His office inspected the sight line to insure vehicle traffic was not affected and they were acceptable. He has no objections to granting the variance.

The applicant agreed to either remove the fence and make the fence compliant if a home is constructed on the lot.

Chairman made a motion to close the public hearing.

Roll call:

Victoria Lods: 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:

Victoria Lods: Yes

Gena Pacitto: Yes

John Pierantozzi: Yes

Joseph Stefano: Yes

Jeffrey Torchio: Yes

George LoBiondo: Yes

Application granted.

ADJOURN:

Victoria Lods: Yes

Gena Pacitto: Yes

John Pierantozzi: Yes

Raquel Soto: Yes

Joseph Stefano: Yes

Jeffrey Torchio: Yes

George LoBiondo: Yes

Meeting adjourned at 7:50 PM

Yasmin Ricketts, Secretary

**Zoning Board of Adjustment**