

ZONING BOARD OF ADJUSTMENT MEETING
July 21, 2021

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

Members present were:

Raquel Soto
Victoria Lods
Joseph Stefano
Jeffrey Torchio
George LoBiondo

Members absent were: John Pierantozzi, Gena Pacitto, Ryan Flaim

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 June 16, 2021 meeting.

Roll call:

Victoria Lods: Abstain
Raquel Soto: Yes
Joseph Stefano: Yes
Jeffrey Torchio: Yes
George LoBiondo: Yes

The Chairman entertained a motion to approve the resolutions from the June 16, 2021 meeting

Roll call:

Victoria Lods: Abstain
Raquel Soto: Yes
Joseph Stefano: Yes
Jeffrey Torchio: Yes
George LoBiondo: Yes

MICHAEL & LINDA SIKKING, 18 N. State Street, Block 3117, Lot 9, Zone R-2, certification of non-conforming use for two unit family dwelling and any other variances that may be required. In the alternative, if the Board determines pre-existing certification requirements are not met, applicant seeks variances for lot frontage, lot size and lot depth.

This property is located in the R-2 zone which permits two family dwellings. This lot is non-conforming for a two family dwelling.

The R-2 zone requires a lot size of 12,100 square feet for a duplex, 132 feet frontage and a depth of 150 feet. The property is small and consists of 6,003 square feet, with frontage of 53.60 feet and a depth of 112 feet. The setbacks are 2.7 feet on the south side and 8.24 feet on the north side whereas 20 feet is required on each side. There is also a shed with a rear setback of 4.1 feet whereas a minimum of 6 feet is required. The Landis Sewerage Authority records show that it was a multi-family dwelling as of 1951,

and this predates the City's Land Use Ordinance. The property record card reflects a two family conversation in 1974. The dwelling was built in 1930. The applicant is selling the property and needs a determination by the Zoning Board. The first floor has a two-bedroom apartment, and the second floor has a one-bedroom apartment.

Mr. Finley indicated that he had no objections to the application.

Chairman made a motion to close the public hearing.

Roll call:

Victoria Lods: Yes

Raquel Soto: Yes

Joseph Stefano: Yes

Jeffrey Torchio: Yes

George LoBiondo: Yes

Mr. Torchio made a motion to approve the request.

Roll call:

Victoria Lods: Yes

Raquel Soto: Yes

Joseph Stefano: Yes

Jeffrey Torchio: Yes

George LoBiondo: Yes

Application granted.

643 ALMOND STREET, LLC, 643 E. Almond Street, Block 4107, Lot 8, Zone R, certification of non-conforming use for four unit family dwelling.

The applicant was represented by Michael J. Gruccio, Esq. This property is a corner lot with two front yards. The lot is undersized for a four family dwelling. This property was previously in the R-2 zone and mutli-family dwellings were permitted. The lot size is 10,000 square feet with a front yard setback of 30.5 feet from Seventh Street. The front yard setback is 25 feet along Almond Street. It has a side yard setback of 7.2 feet along the west properly line. A side yard setback of 2.6 feet along the southern property line. The R zone requires front yard setbacks of 25 feet, side yard setbacks of 10 feet and a lot size of 15,000 square feet for a two-family dwelling. This property has two apartments on the first floor and two apartments on the second floor. All of the apartments have one bedroom. The Landis Sewerage Authority records date back to 1998 and reflect a two family dwelling as of 1999. The tax records shows this property as a four-family dwelling for at least 40 years.

Ms. Sandra Garces, testified on her own behalf. The units are each one bedroom units. She requested to convert one of the units into a two bedroom. She explained that the garage is used for the owner's storage. There is sufficient parking onsite for the tenants. She withdrew her request for the two family dwelling.

Chairman made a motion to close the public hearing.

Roll call:

Victoria Lods: Yes

Raquel Soto: Yes

Joseph Stefano: Yes

Jeffrey Torchio: Yes

George LoBiondo: Yes

Mr. Stefano made a motion to approve the request.

Roll call:

Victoria Lods: Yes

Raquel Soto: Yes

Joseph Stefano: Yes

Jeffrey Torchio: Yes

George LoBiondo: Yes

Application granted.

ASHLEY DURHAM & DOWON CORNWALL, 2200 S. Union Road, Block 6603, Lot 12, Zone A-6, installation of six-foot high fence in a front yard located on a corner lot and side yard setback for shed.

The applicant was represented by Michael J. Gruccio, Esq. The family would like to install the fence to provide a safe play area for their children. The front of the house and driveway are oriented towards Union Road. The fence is a permitted use in the zone. A bulk variance is required since the fence along the Carteret Street frontage is more than 4 feet high. The fence is set back and does will not be a sight hazard. There is an existing large shed on the property that cannot be moved.

Mr. Finley indicated that he has no objections to this application.

Mr. Headley explained that the location of the fence does not pose a sight distance issue at that intersection.

Chairman made a motion to close the public hearing.

Roll call:

Victoria Lods: Yes

Raquel Soto: Yes

Joseph Stefano: Yes

Jeffrey Torchio: Yes

George LoBiondo: Yes

Mr. Torchio made a motion to approve the request.

Roll call:

Victoria Lods: Yes

Raquel Soto: Yes

Joseph Stefano: Yes

Jeffrey Torchio: Yes

George LoBiondo: Yes

Application granted.

PRIMITIVO & JORGE CORTAZAR, 1512 E. Wheat Road, Block 1401, Lot 61, Zone A-5, use variance for the conversion of an office to a residential use creating a two family dwelling.

Ms. Lods made a motion to deem the application incomplete.

Roll call:

Victoria Lods: Yes

Raquel Soto: Yes

Joseph Stefano: Yes

Jeffrey Torchio: Yes
George LoBiondo: Yes

ADJOURN:

Victoria Lods: Yes
Raquel Soto: Yes
Joseph Stefano: Yes
Jeffrey Torchio: Yes
George LoBiondo: Yes

Meeting adjourned at 8:15 PM

Yasmin Ricketts, Secretary
Zoning Board of Adjustment