

ZONING BOARD OF ADJUSTMENT MEETING
September 15, 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
Joseph Stefano
Jeffrey Torchio
Raquel Soto
George LoBiondo

Members absent were: None

Others Present were:

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

Mr. DiDomenico went over revisions to the agenda.

The Chairman entertained a motion to approve the minutes from the August 18, 2021 meeting.

Roll call:

Ryan Flaim: Yes
Victoria Lods: Yes
Joseph Stefano: Yes, Abstain 2021-42
Jeffrey Torchio: Yes
Raquel Soto: Yes
George LoBiondo: Yes

The Chairman entertained a motion to approve the resolutions from the August 18, 2021 meeting

Roll call:

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

FRANCES FINAZZO, 733 S. Sixth Street, Block 4916, Lot 13, Zone R-3, certification of non-conforming use for a two unit family dwelling.

Ms. Frances Finazzo testified on her own behalf. She is in the process of selling this property and she would like a certification of pre-existing non-conforming use for a duplex. The property record card indicates the property is a duplex. The tax and LSA records indicate that the

dwelling is a duplex. The Landis Sewage Authority has two sewer bills. She purchased this property in 1989 as a duplex.

Mr. Finley explained that the property record card does reflect two units in January of 1971 and August of 1979. The applicant submitted floor plan that shows 2 units side by side. Each unit has a living room, bath and kitchen on the first floor and 2 bedrooms on the second floor. He accepts the survey dated September 1, 2021.

Chairman made a motion to close the public hearing

Roll call:

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

Mr. Torchio made a motion to approve the application.

Roll call:

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

Application granted.

RICHARD BARSUGLIA, 916 E. Chestnut Avenue, Block 4219, Lot 8, Zone NC, certification of non-conforming use for a two unit family dwelling.

Mr. Richard Barsuglia testified on his own behalf. He is requesting a certification of pre-existing non-conforming use for a duplex. The property record card indicates that the property had a duplex since 1958. The Landis Sewage Authority has two sewer bills, and there are two water bills. The property was purchased in 1982 as a duplex.

Mr. Finley explained that the property record card does reflect a duplex in 1958. The submitted floor plan shows a one bedroom apartment with a living room, dining room and kitchen on the first floor. The second floor is a 2 bedroom apartment with a kitchen and living room. He accepts the survey dated March 25, 2002 because there are no changes to the site.

Mr. Headley indicated that staff would like the shared driveway be eliminated by removing 5 feet of pavement on each side of the property line.

Chairman made a motion to close the public hearing.

Roll call:

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

Ms. Lods made a motion to approve the application.

Roll call:

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

Application granted.

RICHARD BARSUGLIA, 914 E. Chestnut Avenue, Block 4219, Lot 9, Zone NC, certification of non-conforming use for a three unit family dwelling.

Mr. Richard Barsuglia testified on his own behalf. He is requesting a certification of pre-existing non-conforming use for a triplex. The property record card shows the property as a triplex since 1958 or 1978. He purchased the property in 1982. The Landis Sewage Authority has three sewer bills and they go back to 1998.

Mr. Finley indicated that the property record card reflects a triplex conversion. A floor plan was submitted for each unit. He accepts the survey dated March 25,2002 as the applicant confirmed no changes to the site.

Mr. Headley indicated that staff would like the shared driveway be eliminated by removing 5 feet of pavement on each side of the property line.

Chairman made a motion to close the public hearing.

Roll call:

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

Mr. Torchio made a motion to approve the application.

Roll call:

Ryan Flaim: Yes
Victoria Lods: Yes
Joseph Stefano: Yes

Jeffrey Torchio: Yes
Raquel Soto: Yes
George LoBiondo: Yes

Application granted.

ADJOURN:

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

Meeting adjourned at 8:00 PM

Yasmin Ricketts, Secretary
Zoning Board of Adjustment