

OZONING BOARD OF ADJUSTMENT MEETING
February 16, 2022

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

Members present were:

Victoria Lods
Raquel Soto
Joseph Stefano
Jeffrey Torchio
Rudolph Luisi
Darwin Cooper
George LoBiondo

Members absent were: Ryan Flaim, Gena Pacitto

Others Present were:

Frank DiDomenico, Solicitor
Yasmin Ricketts, Zoning Board Secretary
Ulrick Crudele, Assistant Zoning Officer
Ryan Headley, Supervising Engineer
David Maillet, City Engineer

Mr. DiDomenico went over revisions to the agenda.

The Chairman entertained a motion to approve the minutes from the January 19, 2022 meeting.

Roll call:

Victoria Lods: Yes
Raquel Soto: Abstain
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 January 19, 2022 meeting

Roll call:

Victoria Lods: Yes
Raquel Soto: Abstain
Joseph Stefano: Yes
Jeffrey Torchio: Yes, Abstain 2021-7
Rudolph Luisi: Yes
Darwin Cooper: Yes
George LoBiondo: Yes, Abstain 2022-7, 2022-10

BRENTWOOD PROFESSIONAL CONDOMINIUM ASSOCIATION, 2466 E. Chestnut Avenue, Block 4405, Lot 32, Zones B-2/R-4, establish additional parking for professional office buildings in a split zone.

The applicant was represented by Anthony Buonadonna, Esq. The applicant is seeking a use variance for a medical and professional office complex parking addition. The facility has been in operation for approximately twenty years. The site is located in a split zone. Building 1 is in the B-2 zone, and building 2 is in the R-4 zone. The applicant was granted a minor subdivision in 2021. They obtained some land from the Chestnut Assembly of God to expand their parking. A use variance is required as a 4' portion of a 6' sidewalk is in the R-4 zone. The parking expansion is in the B-2 zone. The side buffer variance of 21.6 feet whereas 25 feet from a residential use or residential zone. The impervious coverage variance of 50.6 % provided whereas 50% permitted is allowed. The parking abuts the access drive to Chestnut Assembly of God not any residential uses.

Lawrence Merighi, Architect and Professional Planner, testified on his own behalf.

Mr. Headley noted that staff had no objections to the waivers requested.

Mr. Merighi explained that the parking space waivers are needed to not encroach into the side yard. They will provide the two required bicycle parking spaces. The applicant requested waivers for parking shade trees and some omitted plan details. They will comply with the remainder of the Planning and Engineering Reports. There is no detriment to the public good nor to the City's Land Use Ordinance by granting the use variance. The site is an existing office site, and the additional parking is needed for patients visiting the offices.

Chairman made a motion to close the public hearing.

Roll call:

Victoria Lods: Yes
Raquel Soto: Yes
Joseph Stefano: Yes
Jeffrey Torchio: Yes
Rudolph Luisi: Yes
Darwin Cooper: Yes
George LoBiondo: Yes

Ms. Stefano made a motion to approve the application.

Roll call:

Victoria Lods: Yes
Raquel Soto: Yes
Joseph Stefano: Yes
Jeffrey Torchio: Yes
Rudolph Luisi: Yes
Darwin Cooper: Yes
George LoBiondo: Yes

Application granted.

DARRELL & MELANIE KNOWLES, 1124 McMahan Drive, Block 5112, Lot 19, Zone R-3, construction of an addition to a single-family dwelling.

Melanie Knowles testified on her own behalf. She is adding a 24 foot by 21 foot addition to the rear of her home. The house has an existing side yard setback of 10 feet and she is maintaining a 10 foot setback. The lot is narrow and the north side line is on an angle. She is seeking a variance for 10 feet whereas a minimum of 15 feet is required. The rear of the lot is fenced and the addition will not be visible.

Mr. Headley and Mr. Crudele had no objections.

Chairman made a motion to close the public hearing.

Roll call:

Victoria Lods: Yes
Raquel Soto: 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:

Victoria Lods: Yes
Raquel Soto: Yes
Joseph Stefano: Yes
Jeffrey Torchio: Yes
Rudolph Luisi: Yes
Darwin Cooper: Yes
George LoBiondo: Yes

Application granted.

ADJOURN:

Victoria Lods: Yes
Raquel Soto: Yes
Joseph Stefano: Yes
Jeffrey Torchio: Yes
Rudolph Luisi: Yes
Darwin Cooper: Yes
George LoBiondo: Yes

Meeting adjourned at 8:11 PM

Yasmin Ricketts, Secretary
Zoning Board of Adjustment