

ZONING BOARD OF ADJUSTMENT MEETING
October 19, 2022

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

Members present were:

Ryan Flaim
Raquel Soto
Joseph Stefano
Skip Luisi
Darwin Cooper
Joseph Repice
Mark Grussenmeyer
Eric Hernandez
George LoBiondo

Members absent:

Victoria Lods

Others Present were:

Nathan Van Embden, Solicitor
Yasmin Ricketts, Zoning Board Secretary
Patrick Finley, Zoning Officer
Ryan Headley, Zoning Board Engineer/Planner

Mr. Van Embden went over revisions to the agenda.

The Chairman entertained a motion to approve the minutes from the September 21, 2022 meeting.
Roll call:

Darwin Cooper: Yes
Ryan Flaim: Yes
Skip Luisi: Yes
Raquel Soto: Abstain
Joseph Stefano: Yes
Mark Grussenmeyer: Abstain
Joseph Repice: Yes
George LoBiondo: Yes

The Chairman entertained a motion to approve the resolutions from the September 21, 2022 meeting
Roll call:

Darwin Cooper: Yes
Ryan Flaim: Yes
Skip Luisi: Yes
Raquel Soto: Abstain
Joseph Stefano: Yes
Mark Grussenmeyer: Abstain
Joseph Repice: Yes
George LoBiondo: Yes, Recuse 2022-36B

MICHAEL STERN, 1107 E. Chestnut Avenue, Block 5007, Lot 3, Zones R-P/R-3, extension request.

Mr. Headley explained that the applicant is requesting an extension of time to submit a site plan application for a previously approved use variance. The approval was granted by the Zoning Board on November 17, 2021 by Resolution No. 2021-50. They are waiting for an outside agency approval from the New Jersey Department of Environmental Protection.

Chairman made a motion to close the public hearing.

Roll call:

Darwin Cooper: Yes

Ryan Flaim: Yes

Skip Luisi: Yes

Raquel Soto: Yes

Joseph Stefano: Yes

Mark Grussenmeyer: Yes

George LoBiondo: Yes

Mr. Stefano made a motion to approve the application.

Roll call:

Darwin Cooper: Yes

Ryan Flaim: Yes

Skip Luisi: Yes

Raquel Soto: Yes

Joseph Stefano: Yes

Mark Grussenmeyer: Yes

George LoBiondo: Yes

Extension request granted.

JAMES & DOLORES HOFFMAN, 710 S. Main Road, Block 5007, Lot 20, Zone R-3, construction of an oversized pole barn.

James and Dolores Hoffman and Dolores testified on their own behalf. They are proposing to construct an oversized 2,560 square foot pole barn whereas 1,000 square feet is permitted. Mr. Hoffman would like to store his four antique fire trucks. The pole barn will be for personal use only.

Chairman made a motion to close the public hearing.

Roll call:

Darwin Cooper: Yes

Ryan Flaim: Yes

Skip Luisi: Yes

Raquel Soto: Yes

Joseph Stefano: Yes

Mark Grussenmeyer: Yes

George LoBiondo: Yes

Mr. Flaim made a motion to grant the application.

Roll call:

Darwin Cooper: Yes

Ryan Flaim: Yes

Skip Luisi: Yes

Raquel Soto: Yes

Joseph Stefano: No

Mark Grussenmeyer: Yes

George LoBiondo: No

Application granted.

JUAN Y. SOTO, 1021 E. Chestnut Avenue , Block 5003, Lot 2, Zone R-P, duplex on an undersized lot.

The Applicant requests bulk “C” variances to convert an existing commercial office with 2nd floor apartment building to a two-family dwelling. The subject property, which is approximately 11,520 square feet (0.26 acres), is located in the R-P Residential-Professional Zone. The R-P Zone does allow two-family dwellings. However, the site is currently undersized for two-family dwelling in the R-P Zone. Bulk variances are required. Lot area, corner lot (11,520 square feet provided vs. 22,500 square feet required); lot frontage, Chestnut Avenue (80 feet provided vs. 150 feet required); front yard setback, State Street (28.2 feet provided vs. 30 feet required); impervious lot coverage (46% provided vs. 35% maximum allowed).

Nelly Marmol translated for Mr. Soto. She is his fiancé. They purchased the property as commercial and residential. They do not have a need for the commercial side, so they would like to convert it back to residential making it a duplex.

Mr. Finley explained that the duplex is permitted, but the lot is undersized. It was previously a duplex and the most recent use was a real estate office. The applicant has made tremendous improvements. He has also tried to market the office without success.

Mr. Headley noted that there is a site plan on file. There are no issues with parking, and the proposed is a good reuse of the property.

Chairman made a motion to close the public hearing.

Roll call:

Darwin Cooper: Yes

Ryan Flaim: Yes

Skip Luisi: Yes

Joseph Stefano: Yes

Mark Grussenmeyer: Yes

Joseph Repice: Yes

George LoBiondo: Yes

Mr. Stefano made a motion to approve the application.

Roll call:

Darwin Cooper: Yes

Ryan Flaim: Yes

Skip Luisi: Yes

Joseph Stefano: Yes

Mark Grussenmeyer: Yes

Joseph Repice: Yes

George LoBiondo: Yes

Application granted.

RUSSELL AND MARIE BARUFFI, 2293 Quail Street, Block 6404, Lot 12, Zone R-4, side yard setback and impervious lot coverage for an existing garage.

The applicant was represented by Michael Gruccio, Esq. The application is to legitimize three non-conforming conditions associated with the applicant’s residential property. There is a side yard setback of 1.8 feet whereas 6 feet is required for the detached stucco shed along the northerly property line. The shed encroaches 1.4 feet onto adjacent property. This condition has existed for at least twenty years. The neighbor, Rita Ramos has signed an easement allowing them five feet on her property for the upkeep of

the garage. This is a corner lot with two front yards. There is a variance for 20 feet set back whereas 40 feet is required. Side yard setback of 1.8 feet whereas 6 feet is permitted for the stucco garage on westerly side. Side yard setback, garage on northerly side of 0 feet provided whereas 6 feet required. Impervious lot coverage is 44.4% whereas 30% is required. There are existing non-conformances; front yard setback is 30.2 feet and 30.4 feet. The applicant is in negotiations for the other side, and they will probably appear before the Planning Board for a lot line adjustment.

The applicant will have six months to apply for a resubdivision

Chairman made a motion to close the public hearing.

Roll call:

Darwin Cooper: Yes

Ryan Flaim: Yes

Skip Luisi: Yes

Raquel Soto: Yes

Joseph Stefano: Yes

Joseph Repice: Yes

George LoBiondo: Yes

Mr. Stefano made a motion to approve the application.

Roll call:

Darwin Cooper: Yes

Ryan Flaim: Yes

Skip Luisi: Yes

Raquel Soto: Yes

Joseph Stefano: Yes

Joseph Repice: Yes

George LoBiondo: Yes

Application granted

SARA, ABRAHAM & GRETA ABUCHOWSKI, 436 W. Wood Street, Block 2913, Lot 12, Zone R, certification of non-conforming use for a two-unit family dwelling.

The Applicant has requested a certification of pre-existing non-conforming use to allow a two-family (duplex) dwelling. The subject property, which is approximately 5,700 square feet (0.13 acres), is located in the R Residential Zone. The R Residential Zone does allow two-family residential uses. However, the lot is significantly undersized for a two-family dwelling under the current standards.

The applicant was represented by Dean Marcolongo, Esq. The applicant is proposing to continue the use as a duplex. He believes that based upon on the historical documentation provided, the board can find that this is an existing pre-existing non-conforming use and structure. A new survey was submitted as part of the application. The building was constructed in 1900. Exhibit 1, photographs of the property. Each unit has their own meters and are labeled as A and B. Rental registration for this property go back to 1999. The City established a Center City Redevelopment Plan in 2004. The zone encourages two family occupied properties. The property record car show two family dwelling since at least 1983.

Chairman made a motion to close the public hearing.

Roll call:

Darwin Cooper: Yes

Ryan Flaim: Yes

Skip Luisi: Yes

Raquel Soto: Yes

Joseph Stefano: Yes

Joseph Repice: Yes
George LoBiondo: Yes

Mr. Stefano made a motion to approve the application.

Roll call:

Darwin Cooper: Yes
Ryan Flaim: Yes
Skip Luisi: Yes
Raquel Soto: Yes
Joseph Stefano: Yes
Joseph Repice: Yes
George LoBiondo: Yes

Application granted.

SARA, ABRAHAM & GRETA ABUCHOWSKI, 775 S. East Avenue, Block 5004, Lot 65, Zone R-3, certification of non-conforming use for a two-unit family dwelling.

The Applicant has requested a certification of pre-existing non-conforming use to allow a two-family (duplex) dwelling. The subject property, which is approximately 0.54 acres, is located in the R-3 Residential Zone. The R-3 Residential Zone does not allow two-family residential uses.

The applicant was represented by Dean Marcolongo, Esq. This one was built in 1915, and the property record card states that the dwelling was a duplex in 1961.

Chairman made a motion to close the public hearing.

Roll call:

Darwin Cooper: Yes
Ryan Flaim: Yes
Skip Luisi: Yes
Raquel Soto: Yes
Joseph Stefano: Yes
Joseph Repice: Yes
George LoBiondo: Yes

Mr. Stefano made a motion to approve the application.

Roll call:

Darwin Cooper: Yes
Ryan Flaim: Yes
Skip Luisi: Yes
Raquel Soto: Yes
Joseph Stefano: Yes
Joseph Repice: Yes
George LoBiondo: Yes

Application granted.

SARA, ABRAHAM & GRETA ABUCHOWSKI, 628 E. Almond Street, Block 4102, Lot 12, Zone R, certification of non-conforming use for a two-unit family dwelling.

The Applicant has requested a certification of pre-existing non-conforming use to allow a two-family (duplex) dwelling. The subject property, which is approximately 5,187 square feet (0.12 acres), is located in the R Residential Zone. The R Residential Zone does allow two-family residential uses. However, the lot is significantly undersized for a two-family dwelling under the current standards.

The applicant was represented by Dean Marcolongo, Esq. He submitted exhibit 7, page 1, zoning permit of certification of zoning compliance regarding a two family dwelling dated July 12, 2006.

Chairman made a motion to close the public hearing.

Roll call:

Darwin Cooper: Yes

Ryan Flaim: Yes

Skip Luisi: Yes

Raquel Soto: Yes

Joseph Stefano: Yes

Joseph Repice: Yes

George LoBiondo: Yes

Mr. Stefano made a motion to approve the application.

Roll call:

Darwin Cooper: Yes

Ryan Flaim: Yes

Skip Luisi: Yes

Raquel Soto: Yes

Joseph Stefano: Yes

Joseph Repice: Yes

George LoBiondo: Yes

Application granted.

RAJESH KUMAR, 109 N Third Street, Block 2914, Lot 21, Zone R, certification of non-conforming use for a four-unit family dwelling.

The Applicant has requested a certification of pre-existing non-conforming use to allow a four-family (quadruplex) dwelling. The subject property, which is approximately 7,500 square feet (0.17 acres), is located in the R Residential Zone. The R Residential Zone does not allow four-family residential uses.

The applicant was represented by Dean Marcolongo, Esq. The unit was structure was constructed in 1923. There are no records of modifications. The property record card states that in 1981, the owner closed a doorway for a four family dwelling. The utility and sewerage records reflect a two family dwelling since at least 1995. The property record card also states that there was a small interior fire in 1995, and city permitted the rehab of the four unit dwelling at that time.

Chairman made a motion to close the public hearing.

Roll call:

Darwin Cooper: Yes

Ryan Flaim: Yes

Skip Luisi: Yes

Raquel Soto: Yes

Joseph Stefano: Yes

Joseph Repice: Yes

George LoBiondo: Yes

Mr. Stefano made a motion to approve the application.

Roll call:

Darwin Cooper: Yes

Ryan Flaim: Yes
Skip Luisi: Yes
Raquel Soto: Yes
Joseph Stefano: Yes
Joseph Repice: Yes
George LoBiondo: Yes

Application granted.

ALLISON PORTER, 1930 N. Delsea Drive, Block 1101, Lot 46, Zone B-3, use variance to establish an agricultural use in the B-3 zone.

The Applicant requests a "D" use variance to allow a home farming operation and agricultural use on the subject property, which currently has an existing single family home. The subject property, which is approximately 4.87 acres, is split-zoned. The front of the property to a point approximately 400 feet from the centerline of N. Delsea Drive is zoned B-3 Business, while the remainder of the property is zoned R-4 Residential. The B-3 Business Zone does not allow agricultural uses. The surrounding area is a mix of residential and commercial uses.

John De Stefano and Allison Porter testified on their own behalf. Mr. De Stefano explained that they have a few farm animals on their property, and they were notified that the animals were not permitted. They have upgraded and cleaned the property since they purchased it.

Mrs. Porter indicated that she has goats and chickens. She wants a pig to raise every year to eat.

Mr. De Stefano also explained that his son has PTSD and having the animals is therapy for him.

Mrs. Porter noted that no one noticed her animals until the neighbor's dogs attacked them. They have one steer, eleven adult ducks, fourteen chickens, five goats and three may be pregnant. They did have a pig but it was butchered. They have a processor that kills and portions the meat. They are not disposing from the butchering process. They have a fenced area and the animals are in pens with netting over top.

Mr. Headley indicated that pigs are not allowed in any zone. The motion should include that animals in rear yard, maintain property, place a limit on the amount of animals permitted. Those animals that they have are considered livestock.

Mr. De Stefano stated that they are not selling or giving away animals.

Chairman made a motion to close the public hearing.

Roll call:

Darwin Cooper: Yes
Ryan Flaim: Yes
Skip Luisi: Yes
Raquel Soto: Yes
Joseph Stefano: Yes
Joseph Repice: Yes
George LoBiondo: Yes

Mr. Stefano made a motion to approve the application.

Roll call:

Darwin Cooper: Yes
Ryan Flaim: Yes
Skip Luisi: Yes
Raquel Soto: Yes

Joseph Stefano: Yes
Joseph Repice: Yes
George LoBiondo: Yes

Application granted.

PJ LAND DEVELOPMENT, 1423 W. Landis Avenue, Block 3502, Lots 3 & 4, Zones B-4 & R-3, use variance and preliminary/final major site plan approval for the construction of a car wash.

The applicant was represented by Stephen Nehmad, Esq. The application is for the old car wash on Landis Avenue and Orchard Road. It is a self-service car wash with multiple bays. The site is located in the B-4 and R-3 zones. The zone is intense with commercial activity. They intend to redevelop the site with a new state of the art car wash. It will have modern storm water management facilities with over 350 plants and shrubs. The applicant redesigned the storm water management plan to address staff comments.

Robert Strecker, Professional Engineer, testified on behalf of the applicant. He submitted Exhibit A-1, aerial photo. The site consists of 2.55 acres of land. Lot 4 is the existing car wash located entirely in the B-4 zone.

Lot 3 consists of a residential house and in a split zone located in the R-3 and B-4 zones. The surrounding uses are commercial development. Exhibit A-2, photographs of the car wash. There is a significant grade change along the front of the property. This is an older style development from the 1960's and 1970's. The driveway to Landis Avenue and near the intersection. The buildings are located close to Orchard Road. This site has 95% impervious coverage. Exhibit A-3, proposed site plan. The applicant is proposing to demolish the existing conditions of lots 3 and 4. They will redevelop the property with a new automatic car wash. It will be on the Landis Avenue frontage. There will be two separate canopies located in the rear that will serve as shelters for vacuum stalls. There is a masonry building for mechanicals to deaden the sound outside. The driveways will be moved away from intersection. They will consolidate driveways located on the property today. The driveway on Landis Avenue near the intersection will be closed. The driveway will be moved as far west as possible. They are aware of the City's project to widen Landis Avenue that is currently under construction. The driveway will be a right in and right out configuration with raised islands in the middle to force those turning movements.

There will be new sidewalks and curbing along the frontage. On Orchard Road, there is a full movement driveway. A two-way isle allows for traffic to circle through the property. A car will access the site and drive to a paid kiosk with a tenant. There are two kiosks that are sheltered with gates. A double bay feeds into the car wash. It helps with queuing and stacking of vehicles. There are eight parking spaces proposed for customers and employees. Storm water management is an underground basin that allows for 50 feet of greenspace along Landis Avenue. As for the landscaping plan, the applicant is proposing over 350 plantings. There will be eighteen shade trees and 58 evergreen trees. They drastically improved the visual aspect of the property. Along Orchard Road, front buffer is 15 feet provided whereas 25 is feet required. They have a full planted residential buffer on the westerly and southerly sides. They are providing double row of plantings. A small portion of the R-3 zone will have parking spaces. There is adequate space for traffic circulation. Exhibit A-6, freestanding sign along Landis Avenue. It will be 99 square feet and 25 feet in height and illuminated. It will sit on a base with plantings. The marketing signs are internal to the building. Sign variances are sign face area, wall sign, westerly façade (19.01 square feet provided whereas 0 square feet maximum allowed). Directional sign, number of signs (7 total proposed whereas 1 per building entrance allowed). Marketing sign size (49.2 square feet provided whereas 0 square feet maximum allowed). Marketing sign, number of signs (4 proposed whereas 0 allowed). Sign distance from intersection of driveways or drive aisles (6 feet provided whereas 10 feet required). Sign setback, monument sign, northerly (9 feet provided whereas 10 feet required).

Mr. Headley noted that the Planning Report, item 10b, should be pedestrian access not provided to Orchard Road and not Landis Avenue as listed.

Thomas Lopes, Architect, testified on behalf of the applicant. Exhibit A-4, masonry building with steel frame roof structure. The buildings will match in terms of material and color.

Stephen Hawk, Professional Planner, testified on behalf of the applicant. There are four reasons under the purposes of zoning for granting this use variance. Purpose I, creating a desirable visual environment. They will be adding landscaping and constructing new buildings with different materials. Pavement leading up to the road will also be eliminated. Purpose A, site suitability. There is a car wash there now with availability to access to two streets. The amount of trips will not increase so traffic will remain the same. In 2008 during the master plan evaluation, there was a desire on the City's part to have the interchanges in the B-4 zone to be more aesthetically pleasing. These touchless car washes have smaller equipment and the buildings are sleeker. The B-4 zone allows for large community shopping centers and the demand for that has gone away with ecommerce. That has changed quite a bit since the re-examination in 2018. Purpose J, encourage environmental enhancement. This car wash was built in 1970 and later expanded in the late 1980's. The front part had no stormwater management. The expansion did have a small storm water system installed. There still is an amount of water untreated without the modern standards. This site plan will bring all the modern standards. The variances can be granted without substantial impairment to the public good. This use fits in to the character to the neighborhood. The site will be enhanced because of the improvements. The house, which is a non-conforming use will be taken away so there will be more conformance. The front buffer of 0 feet will be eliminated and landscaping will be added.

Michael McGrath, Director of Tidal Wave Car Wash, testified on behalf of the applicant. Most of the their car washes are located in the Southeast and Mid-west. There will be up to five employees. Hours of operation will be 8:00am-8:00pm, 7 days per week. They will have trash pickup is once a week and deliveries are controlled. There will be one small delivery of chemicals per week.

Celeste Pierro, 1475 W. Landis Avenue, member of the public, lives next door. He would like a fence along his property.

Mr. McGrath stated that they can provide a 6 foot wood fence.

Chairman made a motion to close the public hearing.

Roll call:

Darwin Cooper: Yes

Ryan Flaim: Yes

Skip Luisi: Yes

Raquel Soto: Yes

Joseph Stefano: Yes

Joseph Repice: Yes

George LoBiondo: Yes

Mr. Stefano made a motion to approve the application.

Roll call:

Darwin Cooper: Yes

Ryan Flaim: Yes

Skip Luisi: Yes

Raquel Soto: Yes

Joseph Stefano: Yes

Joseph Repice: Yes

George LoBiondo: Yes

Application granted.

A2Z PROPERTY MANAGEMENT, LLC, 202 W. Park Avenue, Block 2228, Lot 37, Zone R-2, use variance to establish a mixed-use property that includes two single-family dwellings, a minivan school bus transportation and maintenance facility.

The Applicant has requested a “D” use variance to establish a mixed-use including a minivan school bus transportation and maintenance facility with two (2) residential units on the upper floor. The subject property, which is approximately 0.88 acres, is located in the R-2 Residential Zone and is currently a church/parsonage. A private school transportation and maintenance facility is not an allowable use in the R-2 Residential Zone.

The applicant was represented by Michael Gruccio, Esq. This is a dual use of the property. It contains a minivan school bus transportation and maintenance facility. The second use is residential featuring two single-family dwellings. They are proposing the demolition of an existing church and parsonage structure on the property because they are in disrepair. A new building will revitalize the property. The R-2 zone does allow two family dwellings. The mini bus transportation facility and maintenance yard are considered inherently beneficial use because it aligns with schools. Portion of the property is adjacent to the I-2 zone.

Will Chaney, Jr., Susan Chaney, Sole members of LLC, testified on their own behalf. There will be eight minivans accommodating six students each, and two midsize buses are handicap accessible accommodating nine students. They will be parked at the facility. Mr. and Mrs. Chaney provide transportation for school districts and they work with children with special needs. A large part of business is in the City of Vineland.

Stephen Hawk, Professional Planner, testified on behalf of the applicant. There is not as much of a need to do the positive criteria of the case law where there was a principal use of buses in conjunction with schools on other sites. It was deemed by the court that it was permitted and can still be accessory even though it is not on the site of the school. They thought if the board put adequate conditions on the use, that it was appropriate. The position of the school bus site shielded from other uses and that was significant in the court case. This unique site is overly large on Park Avenue. Not many of the lots are that large. It fits in nicely with the yard in the rear of the site. It will probably be one of the best designed sites in the neighborhood. It does not have substantial detriment to the zone plan because schools are permitted in the zone. This becomes similar to a school use. The applicant utilizes two schools that are nearby, and it is on a transportation route. There is no substantial detriment of the public good. It will not be out of character with the neighborhood. The site will have proper setbacks and buffers.

Chairman made a motion to close the public hearing.

Roll call:

Darwin Cooper: Yes

Ryan Flaim: Yes

Skip Luisi: Yes

Raquel Soto: Yes

Joseph Stefano: Yes

Joseph Repice: Yes

George LoBiondo: Yes

Mr. Stefano made a motion to approve the application.

Roll call:

Darwin Cooper: Yes

Ryan Flaim: Yes

Skip Luisi: Yes
Raquel Soto: Yes
Joseph Stefano: Yes
Joseph Repice: Yes
George LoBiondo: Yes

Application granted.

OLESYA BARANOVSKAYA/EMK AUTO SALES, 517 Crystal Avenue, Block 2314, Lot 16, Zones R-B1/I-2, use variance to allow retail sales of used vehicles whereas only wholesale is currently allowed.

The Applicant requests a “D” use variance to allow retail sales of used vehicles whereas only wholesale is currently allowed. The subject property previously received use variance approval from the Zoning Board on February 23, 1994 to allow a public garage, paint shop and wholesale automobile sales on the property.

The applicant was represented by Michael Gruccio, Esq. The site received an approval in 1994 for a public garage, paint shop and auto dealership. The approval mentions whole sales only, so the applicant cannot receive an annual renewal from the State of New Jersey. The Motor Vehicle Commission rejected the application because they do not recognize auto dealerships restricted to wholesale sale of automobiles. The applicant is asking the board to eliminate the condition from 1994 approval restricting to wholesale only.

Mr. Headley indicated that the property was expanded without approval. Parking exceeds what was approved in 1994.

Mr. Finely explained that vague resolution has caused problems for the owner and the city. They have tried to work with the owner to bring the property up to compliance. They do not know what full compliance is because they are making an interpretation of that resolution. The ordinance does not recognize that as a use and the state does not recognize it either. The area is a mixed area so he does not see a problem with the car dealership.

A site plan will be required if use is approved.

Chairman made a motion to close the public hearing.

Roll call:

Darwin Cooper: Yes
Ryan Flaim: Yes
Skip Luisi: Yes
Raquel Soto: Yes
Joseph Stefano: Yes
Joseph Repice: Yes
George LoBiondo: Yes

Mr. Stefano made a motion to approve the application.

Roll call:

Darwin Cooper: Yes
Ryan Flaim: Yes
Skip Luisi: Yes
Raquel Soto: Yes
Joseph Stefano: Yes
Joseph Repice: Yes
George LoBiondo: Yes

Application granted.

KRENZER ENTERPRISES, LLC, 141 N. Lincoln Avenue, Block 3303, Lot 21, Zone B-4, use variance for the construction of a car wash.

The Applicant has requested a “D” use variance to allow a car wash on the subject property. The subject property, which is approximately 1.12 acres, is located in the B-4 Business Zone and is currently vacant. The B-4 Business Zone does not allow car wash uses. The surrounding area is primarily commercial uses.

The applicant was represented by Stephen Barse, Esq. The property has unique characteristics that limit development in the zone, and make the proposed use suitable for the area.

Carolyn Feigin, Professional Engineer, testified on behalf of the applicant. The property is a 1.82 acres and vacant. The wetlands has restricted development to about half an acre. The property has been deed restricted, and surrounded by retail, gas station and a shopping center. The applicant has a wetlands permit that is still valid. More than half the lot is subject to restrictions so that would prohibit any type of development that may permitted in the zone. The property will be 44% undisturbed.

Chairman made a motion to close the public hearing.

Roll call:

Darwin Cooper: Yes

Ryan Flaim: Yes

Skip Luisi: Yes

Raquel Soto: Yes

Joseph Stefano: Yes

Joseph Repice: Yes

George LoBiondo: Yes

Mr. Stefano made a motion to approve the application.

Roll call:

Darwin Cooper: Yes

Ryan Flaim: Yes

Skip Luisi: Yes

Raquel Soto: Yes

Joseph Stefano: Yes

Joseph Repice: Yes

George LoBiondo: Yes

Application granted.

Meeting adjourned at 11:15 PM

Yasmin Ricketts, Secretary
Zoning Board of Adjustment