

ZONING BOARD OF ADJUSTMENT MEETING
November 16, 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
George LoBiondo

Members absent:

Victoria Lods, Eric Hernandez

Others Present were:

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

Mr. Van Embden went over revisions to the agenda.

The Chairman entertained a motion to approve the minutes from the October 19, 2022 meeting.
Roll call:

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

The Chairman entertained a motion to approve the resolutions from the October 19, 2022 meeting
Roll call:

Ryan Flaim: Yes
Raquel Soto: Yes
Joseph Stefano: Yes, Abstain 2022-45
Skip Luisi: Yes
Darwin Cooper: Yes
Joseph Repice: Yes
Mark Grussenmeyer: Yes
George LoBiondo: Yes, Abstain 2022-45

The Chairman entertained a motion to approve the 2023 Zoning Board Schedule.
Roll call:

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

TODAY'S STYLES, LLC, 527 E. Park Avenue, Block 3001, Lot 6, Zone R, certification of non-conforming use for a four-unit family dwelling.

The applicant was represented by Robert Casella, Esq. The property in question had four residential units when purchased in the year 2000. He has not made any changes to the structure. Exhibit A-1, 4 drawings of each unit. Apartment 1, first floor has a bathroom, kitchen, living room, second floor has one bedroom and a bedroom suite or office. Apartment 2, opposite side, mirror image of apartment 1. Apartment 3, one bedroom, kitchen, living room, bathroom. Apartment 4, two bedrooms, two bathrooms, living room, kitchen, steps to basement. Exhibit A-2, survey submitted with the application. Property records from the City of Vineland list the structure as having four units.

Mr. Finley indicated that the property record card indicated that there was a four unit conversion, and four units since the year 1978. The survey of existing conditions must be maintained.

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.

ROMAN MIAZGA, 533 S. Main Road, Block 4305, Lot 37, Zone R-3, certification of non-conforming use for a four-unit family dwelling.

The applicant was represented by Stephen Barse, Esq. The applicant submitted permits for construction and an occupancy permit from the city going back to 1998. The construction permits indicate that the structure is a two family dwelling. Both of the units are occupied, so this is a hardship on the applicant.

Mr. Finley indicated that the property record card indicates that there was a two family conversion. He has no objections to granting an approval. Each apartment has two bedrooms. The survey of existing conditions must be maintained.

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 grant 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.

SILOAM CEMETERY ASSN, 1079 Hendee Road & 550 N. Valley Avenue, Block 2307, Lots 3 & 4, Zone R-2, use variance and preliminary/final major site plan approval for the expansion of the cemetery for additional gravesites.

The applicant was represented by Michael Fralinger, Esq. The application is for an expansion of the cemetery. A cemetery is a permitted conditional use in the R-2 zone. The property does not meet the frontage requirement. This property is deficient along Broadlawn Terrace, 65' whereas 300' is required. The cemetery has existed since 1864, and it is on the National Register of Historical Places.

The expansion on the northerly side of the side of the site. The southerly side of the site is completed. They are running out of gravesites, so this will give them another approximately 3,000 gravesites in the future. The new expansion will include a new roadway with access off Hendee Road. There is some relief for buffering off Hendee Road, 10' vs. 15' required. Sideline setback of 6' setback whereas 25' required. There will be a fence and screening along the property line.

Christopher Mohan, Vice President of the Association for Siloam Cemetery, testified on behalf of the applicant.

The cemetery was created in January of 1864. Mr. Landis wanted to designate a cemetery for the citizens of Vineland and gave 15 acres for the cemetery. They would like to continue the legacy and continue to serve the city.

Stephen Fillipone, Professional Engineer, testified on behalf of the applicant. The site has served as a cemetery for over 175 years. The property is well suited for the use. There are developed properties on either side of the cemetery. The proposed expansion is a reasonable plan for the city. The applicant is providing an extension off of Hendee Road, driveway access, underground stormwater management and additional grave sites. In the Planning Report, item 5, the applicant is requesting variances. Frontage,

along Broadlawn Terrance (65 feet provided vs 300 feet required). Front buffer, along Hendee Road (10 ± feet provided vs. 15 feet required). A rod iron style fence and street shade trees will be provided along that property line. Side buffer, westerly (6± feet provided vs. 25 feet required from a residential use). A four-foot high chain-link fence and a line of evergreens is proposed along that property line. Item 6, comments from the Fire Marshall, requests that all roadways be 20 feet wide. Mr. Murray is satisfied with 15 feet, and he will address it in writing. Item 7, screening materials will be shown on the westerly side. Item 12, perfected plan items. Partial waiver for item 12a, show all structures within 150 feet of the land to be developed. The applicant is proposing to submit an aerial photo. Waiver for 12b, show existing and proposed utility lines and the location of poles. Waiver for 12c, show existing and proposed on-site lighting type and location. Provide a site lighting plan showing the location, height above grade, type of illumination, type of fixture, the source lumens, and the luminous area for each source of light proposed. Waiver for 12 e, show the centerline elevations of the existing streets. Waiver for 12 f, lighting and landscaping plans prepared by licensed professionals. Waiver for 12 g, provide other data which may pertain to the particular site and use, including traffic and environmental studies or impact analyses. Waiver for 12h, provide a landscaping plan showing any proposed landscape areas, including buffer areas; the number, location, size, species, and location of proposed plantings; planting details; and proposed means of irrigation.

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.

AMANDA RICHARDSON, 1356 Brown Road, Block 104, Lot 9.6, Zone A-5, lot frontage for a farm use and a temporary use permit to allow the use of a trailer during construction of single-family dwelling.

Amanda Richardson testified on her own behalf. She is requesting frontage for an agricultural use, and the use of a temporary trailer during construction of her home.

Mr. Finley explained that the applicant is requesting a bulk variance for lot frontage for farm use, 302.7 feet whereas 330 feet required. The applicant's lot is almost 7 acres. There are no issues with the temporary trailer request. The board should set a time frame for the trailer.

Ms. Richardson explained that permits have been submitted for the construction of her home. Permits cannot be issued because a zoning permit is required. She is hoping to complete construction within a year.

The trailer will be permitted up to a year from the approval of the resolution expiring December 2023, and should be removed within 60 days of CO.

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

1330 LJR, LLC, 1330 S West Boulevard, Block 5701, Lot 28, Zone I-3, use variance and waiver of site plan approval to allow business and/or professional office use.

The applicant was represented by Rocco Tedesco, Esq. This property was approved by the Planning Board in 1988 pursuant to Resolution #2527. The approval was for the construction of a commercial industrial building of 5,000 square feet. Then the Planning Board adopted Resolution #3037 increasing the size of the building to 7,218 square feet. About 5,000 square feet is devoted to office space. The application also includes a copy of the tax statement showing the classification as commercial and not industrial. The City's Tax Assessor's office confirmed that this building is considered as regular office space. Exhibit A-1, classifications and the property record card provided by the City of Vineland. The property is suitable as a professional office and that satisfies the positive criteria.

Corporate offices are permitted in the zone. There is no significant adverse impact to the Zoning Ordinance or the Zoning Plan. The use is consistent with the use that has existed historically. The applicant is requesting a waiver of site plan. They do not intend to make any modifications to the footprint of the building. They have made some improvements to the property since their acquisition in September. Exhibit A-2, 3 pages of photographs of building and the site. The applicant has no tenants as of right now but the building has remained vacant for the past five years.

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.

GEORGE STEWARD, 2981 N. Delsea Drive, Block 701, Lot 86, Zone B-3, use variance and waiver of site plan approval for the construction of a building for the use with the existing commercial business on a mixed-use property.

The applicant was represented by Michael Gruccio, Esq. The applicant would like to construct a commercial use building. The property consists of 5.74 acres with a detached single-family dwelling. There is also a commercial use involving a pet kennel for 40 animals. The pet kennel involves grooming, training, and the sale of pet products. This mixed use has existed for decades at this location. Two non-conformities are at this location. One conformity is a single-family dwelling and the other is a pet kennel. The B-3 zone permits retail stores and personal service operation including pets. The application does not propose and expansion of the kennel operation. The new building is designed to accommodate the pet grooming, training and sale of pet products. The survey provided with the application depicts existing conditions as well as the proposed building. All the buildings are oriented to Delsea Drive. The lot depth is 1,443' along northerly line, and depth of 1,393 square feet along the southerly property line. The developed portion is about 450 feet of the depth of the property, and 900 feet to the rear undeveloped. Mr. Steward has yet to receive a complaint about his operation. Nicolette Ct is 400' from the developed portion of the site, so there is a significant distance. The proposed building is 2,016 square feet. The applicant provided diagrams and elevations of the proposed building. The proposed building is attractive and appropriate to the site and business.

George Stern, applicant, testified on his own behalf. He has no intension in expanding further east. The rear portion is wooded. The proposed building is closer to the front of the property.

Alfred Decicco, member of the public, concerned with the noise level and wanted to know if the building could be built to block noise. He had no objections with the expansion.

Mr. Stern indicated that the building is not intended to house any more 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.

LEONARD DEBRUNO, 3575 Cornucopia Avenue, Block 7409, Lot 49, Zone W-6, use variance for the construction of an apartment located in a detached garage resulting in two residential dwellings on one lot.

The board instructed the applicant to re-notice with a new application reflecting the intended use.

The application is continued to December 21, 2022.

Meeting adjourned at 9:39PM

Roll call:

Darwin Cooper: Yes

Ryan Flaim: Yes

Skip Luisi: Yes

Raquel Soto: Yes

Joseph Stefano: Yes

Mark Grussenmeyer: Yes

Joseph Repice: Yes

George LoBiondo: Yes

Yasmin Ricketts, Secretary

Zoning Board of Adjustment