

ZONING BOARD OF ADJUSTMENT MEETING
July 20, 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
Victoria Lods
Joseph Stefano
Darwin Cooper
George LoBiondo

Members absent: Gena Pacitto, Raquel Soto, Rudolph Luisi

Others Present were:

Frank DiDomenico, Solicitor
Yasmin Ricketts, Zoning Board Secretary
Ulrick Crudele, Assistant Zoning Officer
Ryan Headley, Zoning Board Engineer/Planner

Mr. DiDomenico went over revisions to the agenda.

The Chairman entertained a motion to approve the minutes from the June 15, 2022 meeting.

Roll call:

Ryan Flaim: Abstain
Victoria Lods: Abstain
Joseph Stefano: Yes
Darwin Cooper: Yes
George LoBiondo: Yes

The Chairman entertained a motion to approve the resolutions from the June 15, 2022 meeting

Roll call:

Ryan Flaim: Abstain
Victoria Lods: Abstain
Joseph Stefano: Yes
Darwin Cooper: Yes
George LoBiondo: Yes

The Chairman entertained a motion to appoint Mr. Nathan Van Embden, Esq. as Board Solicitor.

Roll call:

Ryan Flaim: Yes
Victoria Lods: Yes
Joseph Stefano: Yes
Darwin Cooper: Yes
George LoBiondo: Yes

Ms. Lods made a motion to approve Resolution #2022-29.

Roll call:

Ryan Flaim: Yes
Victoria Lods: Yes

Joseph Stefano: Yes
Darwin Cooper: Yes
George LoBiondo: Yes

CESAR PALMA, 329 W. Grape Street, Block 3811, Lot 5, Zone R, certification of non-conforming use for a two-unit family dwelling.

The applicant was represented by Michael Gruccio, Esq. The applicant is seeking an approval for a pre-existing, non-conforming two family dwelling. The property is located in the R zone, and two family dwellings are permitted with a minimum lot size of 15,000 square feet. The lot is 7,500 square feet and it is under-sized. There are variances for a front yard setback of 16.10 feet and westerly side yard of 7.30 feet. Two family dwellings are permitted in the zone, and redevelopment plan encourages development of two family dwellings with owner occupancy. Code Enforcement records reveal two separate units going back to 1999. The property record card indicates that it is a two family dwelling dating back to 1980. An entry notes that there was a rehabilitation of the second story apartment due to a fire in 1981. A permit for fire retarded ceiling on the first floor. LSA records date back to 1997 and they reflect a two family dwelling. A floor plan of the two apartments and a survey has been provided. The first floor unit has 2 bedrooms which includes 1 bath, a living room, dining room and kitchen. The second floor unit has 1 bedroom which includes 1 bath, a living room and kitchen. The applicants purchased this property as a two family dwelling in 2008 and they will be restoring the property.

Chairman made a motion to close the public hearing.

Roll call:

Ryan Flaim: Yes
Victoria Lods: Yes
Joseph Stefano: Yes
Darwin Cooper: Yes
George LoBiondo: Yes

Ms. Lods made a motion to approve the application.

Roll call:

Ryan Flaim: Yes
Victoria Lods: Yes
Joseph Stefano: Yes
Darwin Cooper: Yes
George LoBiondo: Yes

Application approved.

CREEKVIEW DEVELOPMENT COMPANY, 1611 E. Elmer Road, Block 5902, Lot 25, Zones R-5, construction of a single family home that was destroyed by a fire with a variance for side yard setback.

The applicant was represented by Michael Gruccio, Esq. The applicant would like to construct a single family dwelling to replace a home destroyed by a fire. The basement floor is all that remains from the structure. Several exhibits were submitted to the board. A survey, architectural layout, photographs and image of proposed house to be constructed. Variance relief is needed because the lot is narrow and deep. The lot consists of 38,406 square feet whereas 40,000 square feet is required. The lot has frontage of 128 feet whereas 150 feet is required. There is a variance for side yard setback on the west for 20 feet whereas 35 feet is required. The east side is in compliance.

Michael Joffe, testified on his own behalf. He testified that the new house is slightly extended to square it off. .

Mr. Headley indicated that the proposed house will be consistent with the rest of the neighborhood.

Chairman made a motion to close the public hearing.

Roll call:

Ryan Flaim: Yes
Victoria Lods: Yes
Joseph Stefano: Yes
Darwin Cooper: Yes
George LoBiondo: Yes

Mr. Stefano made a motion to approve the application.

Roll call:

Ryan Flaim: Yes
Victoria Lods: Yes
Joseph Stefano: Yes
Darwin Cooper: Yes
George LoBiondo: Yes

Application granted.

Meeting adjourned at 7:55 PM

Yasmin Ricketts, Secretary
Zoning Board of Adjustment