

ZONING BOARD OF ADJUSTMENT MEETING
August 17, 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
Raquel Soto
Joseph Stefano
Darwin Cooper
Mark Grussenmeyer
George LoBiondo

Members absent: Rudolph Luisi

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. DiDomenico went over revisions to the agenda.

The Chairman entertained a motion to approve the minutes from the July 20, 2022 meeting.

Roll call:

Ryan Flaim: Yes
Victoria Lods: Yes
Raquel Soto: Abstain
Joseph Stefano: Yes
Darwin Cooper: Yes
Mark Grussenmeyer: Abstain
George LoBiondo: Yes

The Chairman entertained a motion to approve the resolutions from the July 20, 2022 meeting

Roll call:

Ryan Flaim: Yes
Victoria Lods: Yes
Raquel Soto: Abstain
Joseph Stefano: Yes
Darwin Cooper: Yes
Mark Grussenmeyer: Abstain
George LoBiondo: Yes

GINA CAMPENELLA, 2246 Gettysburg Drive, Block 6901, Lot 199, Zone R-4, construction of an oversized pole barn, relocation of an existing shed, 6' high fence on a corner lot with two front yards.

The applicant was represented by Michael Fralinger, Esq.

This property is a corner lot in east Vineland. The applicant would like to install a privacy fence and construct an 800 square foot storage/recreational building behind the dwelling. The fence will be 16 feet off the property line. They have done some nice enhancements to the back yard, so they want the screening installed.

R-4 zone allows a detached garage up to 1,000 square feet, and storage shed up to 300 square feet. The zone also permits a recreational facility, but the permitted size is not specified.

They want to keep the shed for gardening tools and other storage. The lot is large and it will be less than 20% of the lot. It will all be an enhancement to the property and the area.

Chairman made a motion to close the public hearing.

Roll call:

Ryan Flaim: Yes
Victoria Lods: Yes
Raquel Soto: Yes
Joseph Stefano: Yes
Darwin Cooper: Yes
Mark Grussenmeyer: Yes
George LoBiondo: Yes

Ms. Lods made a motion to approve the application.

Roll call:

Ryan Flaim: Yes
Victoria Lods: Yes
Raquel Soto: Yes
Joseph Stefano: Yes
Darwin Cooper: Yes
Mark Grussenmeyer: Yes
George LoBiondo: Yes

Application approved.

LAM CHUN CHENG & YI DI WANG, 1913 Whispering Woods Way, Block 5235, Lot 5, Zone R-4, installation of a 6' high fence on a corner lot with two front yards.

Mr. Yi DI Wang testified on his own behalf. He wanted an approval to install a fence for his back yard.

The fence will start from the back property line and will enclose the rear yard. It will be more than 10 feet from the sidewalk.

Mr. Headley indicated that based on the circumstances there are no sight issues.

Mr. Finely wanted to know if there were any plans for landscaping.

Mr. Wang explained that the fence will be a white vinyl fence, and he is not proposing additional landscaping.

Brandon Kelley, member of the public, indicated that the shrubbery would be helpful but there is an incline.

Chairman made a motion to close the public hearing.

Roll call:

Ryan Flaim: Yes
Victoria Lods: Yes
Raquel Soto: Yes
Joseph Stefano: Yes
Darwin Cooper: Yes
Mark Grussenmeyer: Yes
George LoBiondo: Yes

Mr. Stefano made a motion to approve the application.

Roll call:

Ryan Flaim: Yes
Victoria Lods: Yes
Raquel Soto: Yes
Joseph Stefano: Yes
Darwin Cooper: Yes
Mark Grussenmeyer: Yes
George LoBiondo: Yes

Application granted.

SAMUEL BARNES, 930 Venezia Avenue, Block 4505, Lot 71, Zone R-4, construction of an oversized garage.

Samuel M. Barnes testified on his own behalf. The applicant testified on his own behalf. He would like to build a 1,728 square foot pole barn/garage for his personal storage. He will be storing decorations, kid's recreational equipment and yard equipment. This is for his personal use and there will be no business proposed on the property.

Mr. Headley explained that the overhang is part of the structure so the garage is actually 2,232 square feet.

Mr. Barnes indicated that the overhang is on the same side as the pool, so there will be a table and outdoor fireplace (recreational). The structure will not go higher than 15 feet tall from the peak of the roof.

Chairman made a motion to close the public hearing.

Roll call:

Ryan Flaim: Yes
Victoria Lods: Yes
Raquel Soto: Yes
Joseph Stefano: Yes
Darwin Cooper: Yes
Mark Grussenmeyer: Yes
George LoBiondo: Yes

Ms. Lods made a motion to approve the application.

Roll call:

Ryan Flaim: Yes
Victoria Lods: Yes
Raquel Soto: Yes
Joseph Stefano: No
Darwin Cooper: Yes
Mark Grussenmeyer: Yes

George LoBiondo: No

Application granted.

ROBERT & MARY SHANAMAN, 115 N. Second Street, Block 2915, Lot 1, Zone R, certification of non-conforming use for a two-unit family dwelling.

The applicant was represented by Michael Fralinger, Esq. This property was purchased in March of 2005 as a two family dwelling.

As of 1972, this was a two family dwelling. The property record card has it listed as a two family conversion. The card goes back to 1951. The remainder of the exhibits state that the dwelling is a two family dwelling. A building permit and zoning permit was obtained in 1994 and it is listed as a two family dwelling.

Mr. Finley indicated that the survey that was submitted is acceptable. The floor plan shows a one bedroom on the first floor, and two bedrooms on the second floor.

Chairman made a motion to close the public hearing.

Roll call:

Ryan Flaim: Yes
Victoria Lods: Yes
Raquel Soto: Yes
Joseph Stefano: Yes
Darwin Cooper: Yes
Mark Grussenmeyer: Yes
George LoBiondo: Yes

Ms. Lods made a motion to approve the application.

Roll call:

Ryan Flaim: Yes
Victoria Lods: Yes
Raquel Soto: Yes
Joseph Stefano: Yes
Darwin Cooper: Yes
Mark Grussenmeyer: Yes
George LoBiondo: Yes

Application granted.

ROBERT & MARY SHANAMAN, 830 E. Elmer Street, Block 4004, Lot 8, Zone LMS, certification of non-conforming use for a two-unit family dwelling.

The applicant was represented by Michael Fralinger, Esq. The applicants purchased the property in 2003 as a two family dwelling. The current zone does not permit two family dwellings, but permitted prior to 2004. The property record card dates back to 1948 as a two family dwelling. It indicated rental income for both units since 1958.

Mr. Finley noted that the survey dated December 11, 2003 depicts the current conditions.

Chairman made a motion to close the public hearing.

Roll call:

Ryan Flaim: Yes
Victoria Lods: Yes
Raquel Soto: Yes
Joseph Stefano: Yes
Darwin Cooper: Yes
Mark Grussenmeyer: Yes
George LoBiondo: Yes

Mr. Stefano made a motion to approve the application.

Roll call:

Ryan Flaim: Yes
Victoria Lods: Yes
Raquel Soto: Yes
Joseph Stefano: Yes
Darwin Cooper: Yes
Mark Grussenmeyer: Yes
George LoBiondo: Yes

Application granted.

CARLOS NEGRON/CNJ PROPERTIES, 22 Columbia Avenue, Block 4205, Lot 13, Zone R-2, certification of non-conforming use for a two-unit family dwelling.

The applicant was represented by Terrance J. Bennett, Esq. All the records obtained state that the dwelling was a two family dwelling. In 1999, the City granted a rental registration for a two family dwelling. The sketch provided with the application is not sufficient, so he would like to submit it as a condition of approval. There are three bedrooms on the first floor and two bedrooms on the second floor.

Mr. Finley noted that the property record card indicated that there was a conversion from a three to two family dwelling in 1979.

Chairman made a motion to close the public hearing.

Roll call:

Ryan Flaim: Yes
Victoria Lods: Yes
Raquel Soto: Yes
Joseph Stefano: Yes
Darwin Cooper: Yes
Mark Grussenmeyer: Yes
George LoBiondo: Yes

Mr. Stefano made a motion to approve the application.

Roll call:

Ryan Flaim: Yes
Victoria Lods: Yes
Raquel Soto: Yes
Joseph Stefano: Yes
Darwin Cooper: Yes
Mark Grussenmeyer: Yes
George LoBiondo: Yes

Application granted.

ARV INVESTMENTS, LLC, 1174 S. Delsea Drive, Block 5502, Lot 45, Zone B-2, use variance along with a waiver of site plan requirements to establish a mixed-use property that includes a single-family residence, office and storage facilities.

The applicant was represented by Rocco Tedesco, Esq. Prior to 1975, the property was built for warehousing. In 1995, it was dedicated as an adult entertainment center, and the property has been in non-use for a number of years. The applicant would like to make a second story apartment, small business in the front, and parking lot to be used for HVAC business parking. They are requesting waiver of site plan approval, because no changes are proposed to the exterior of the building. Existing fencing will be maintained, repaired, or replaced as necessary.

Anthony Venuto, principal of the applicant, testified that there are 6-10 employees and 6-8 vehicles including trailers. The business is a HVAC service and they will perform work offsite.

Mr. Finley indicated that the B-3 zone allows residential units on the upper levels. The contractor's yard is not permitted. This application is for a residential, business and contractor's yard use.

Charles Salanitro, member of the public, welcomes the new businesses but lives next door. He would like the site lights pointed away from his home. He would also like the fence maintained.

Mr. Venuto agreed to maintain the fence and the rest of the site.

Chairman made a motion to close the public hearing.

Roll call:

Ryan Flaim: Yes
Victoria Lods: Yes
Raquel Soto: Yes
Joseph Stefano: Yes
Darwin Cooper: Yes
Mark Grussenmeyer: Yes
George LoBiondo: Yes

Mr. Stefano made a motion to approve the application.

Roll call:

Ryan Flaim: Yes
Victoria Lods: Yes
Raquel Soto: Yes
Joseph Stefano: Yes
Darwin Cooper: Yes
Mark Grussenmeyer: Yes
George LoBiondo: Yes

Application granted.

S.K.G. PARTNERS, LLC, 187 W. Wheat Road, Block 1604, Lot 2, Zone R-3, use variance to establish warehousing and distribution of raw glass products.

The applicant was represented by Michael Gruccio, Esq. The applicant elected to bifurcate the application and return for site plan approval. They are proposing to convert an assembly hall into storage and warehousing of

raw glass products. The applicant is a longstanding business of Corning glass products, and they are located in Buena, NJ. They are growing and need more space for storage.

No manufacturing will take place at this location. The existing site improvements are sufficient for the proposed use. The zone map will show isolated zoning. The property is located in the R-3 zone but surrounded by industrial uses. The rear, the east, and the west are located in the I-2 zone since the year 1969. The process is clean and compatible with surrounding uses. They are going to take in pre-manufactured glass products (glass tubes) they will only inventory.

Stephen Hawk, Planner, testified on behalf of the applicant. The term of the proposed use is a “just time distribution center.” The orders are manufactured, boxed and shipped out to businesses in the area.

Exhibit A-1, photo of similar operation of the application in Buena. The proposed location is on Wheat Road. The location will be central to their customers. It eliminates miles driven and a reduction in transportation. That gives it site suitability. The inventory is in package form. There are some instances where products are re-boxed into smaller quantities. There will be very few truck deliveries. There will be three tractor-trailer deliveries per month maximum, and four box trucks per week. This will not increase truck traffic in the area. There is no substantial impairment to the zone plan and zone ordinance. This location is surrounded by industrial uses. The only non-industrial uses are the three houses across the street. West of that location is the Greek Church and a farm. There is a cannabis facility to the south and a gas station along the Boulevard. The industrial area is about hundred acres, and their site is about five acres. The site is a good candidate to be changed. This use does not do any harm to the Master Plan, and it is a great adaptive reuse of this building. This location was zoned I-2 and later changed to R-3 zone. It is now trending to an I-2 zone use. A vacant site will now have activity and it will be maintained. The parking lot will be vibrant with vehicles of employees. There will be a promotion of the general welfare from that perspective. This use supports glass houses and facilities and they rely on this type of operation. The building is perfect for the storage of these glass products. There will be docks in the rear and ample pavement for truck maneuvering. There are sixty parking spaces and that will exceed the amount of parking spaces needed. There is 900 feet of frontage and 18 shade trees that are mature. The front buffer is 40 feet to 25 feet and is more than adequate. There is no substantial detriment to the public good. The use is in character with the neighborhood, and all activity will take place indoors.

Crystal Smith, member of the public, concerned with truck traffic and lighting. The Fed-Ex site lights are spilling into her property.

Steven Szafara, Manager of SKG Partners, testified on behalf of the applicant. Hours of operation would include no overnight shifts, working hours from 7 to 6 Monday through Friday and 8 to 12 on Saturdays.

Mr. Finley responded and offered to field her call and investigate the site for compliance.

Chairman made a motion to close the public hearing.

Roll call:

Ryan Flaim: Yes
Victoria Lods: Yes
Raquel Soto: Yes
Joseph Stefano: Yes
Darwin Cooper: Yes
Mark Grussenmeyer: Yes
George LoBiondo: Yes

Ms. Lods made a motion to approve the application.

Roll call:

Ryan Flaim: Yes

Victoria Lods: Yes
Raquel Soto: Yes
Joseph Stefano: Yes
Darwin Cooper: Yes
Mark Grussenmeyer: Yes
George LoBiondo: Yes

GOPINATH SUB, LLC, 301 W. Chestnut Avenue, Block 4806, Lot 1, Zones RB-1/R-3, use variance along with a waiver of site plan requirements to establish a mixed-use property that includes a laundry facility on the first floor, two apartments on the second floor.

The applicant was represented by Charles Girad, Esq. The applicant is proposing an expansion of an existing use. They would like to add to the laundromat by increasing the amount of washers and dryers. They also would like to add two apartments on the upper level. The main issue is traffic.

Dipak Patel, Manager, testified on behalf of the applicant. There will be a 10-15% increase. They have smaller washers and they would like to replace them with bigger machines. He believes that the traffic would not change much. Most people leave their clothes washing. The busiest days are on Saturdays and Sundays. Right now, the existing use is the laundromat and they are seeking to expand that.

Mr. Finley explained that the prior approval was complex with stipulations. This is an expansion of a non-conforming use.

Mr. Headley noted that the number of parking spaces for the entirety of the site is 65 parking spaces and they have 37 existing parking spaces. This use will not increase the traffic in that area. There should be signage for designated apartment parking.

Thomas Dorigo, Architect, testified on behalf of the applicant. The intensity of the traffic patterns will not be significantly impacted as summarized by Mr. Headley. Site plan issues will be addressed at the site plan hearing when they return. They will install signage to designate five parking spaces for the residential tenants.

Chairman made a motion to close the public hearing.

Roll call:

Ryan Flaim: Yes
Victoria Lods: Yes
Raquel Soto: Yes
Joseph Stefano: Yes
Darwin Cooper: Yes
Mark Grussenmeyer: Yes
George LoBiondo: Yes

Mr. Stefano made a motion to approve the application.

Roll call:

Ryan Flaim: Yes
Victoria Lods: Yes
Raquel Soto: Yes
Joseph Stefano: Yes
Darwin Cooper: Yes
Mark Grussenmeyer: Yes
George LoBiondo: Yes

Application granted.

GL REALTY, 2464 and 2516 Mays Landing Road, Block 7703, Lots 35 & 36, Zone W-5, use variance along with a resubdivision approval to convey a portion of one lot to another lot on a legal non-conforming contractor's yard.

The applicant was represented by Michael Fralinger, Esq. This is a minor subdivision application with a use variance component. Tri State Construction is a legal pre-existing non-conforming use approved back in 2011. The board approved this same application in April of 2022. The neighboring property owner was not satisfied with the property line. They wanted the building behind the property line. The original subdivision was going to convey 3 acres lot 36 to lot 35. This application now seeks 2.42 acres, .58 acres smaller. Everything else in the application remains the same. It is a well maintained property. The purpose is for additional laydown yard area. There is a variance for impervious lot coverage, 21.6% whereas 19.1% required.

Chairman made a motion to close the public hearing.

Roll call:

Ryan Flaim: Yes
Victoria Lods: Yes
Raquel Soto: Yes
Joseph Stefano: Yes
Darwin Cooper: Yes
Mark Grussenmeyer: Yes
George LoBiondo: Yes

Mr. Stefano made a motion to approve the application.

Roll call:

Ryan Flaim: Yes
Victoria Lods: Yes
Raquel Soto: Yes
Joseph Stefano: Yes
Darwin Cooper: Yes
Mark Grussenmeyer: Yes
George LoBiondo: Yes

Application granted.

Meeting adjourned at 10:18 PM

Yasmin Ricketts, Secretary
Zoning Board of Adjustment