

ZONING BOARD OF ADJUSTMENT MEETING
October 18, 2023

The public hearing began at 7:00 P.M.

Members present were:

Joseph Stefano
Joseph Repice
Mark Grussenmeyer
Eric Hernandez
Andrew Groestsch
George LoBiondo

Members absent: Ryan Flaim, Rudolph Luisi, Darwin Cooper

Others Present were:

Nathan Van Embden, Zoning Board 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 20, 2023 meeting.

Roll call:

Mark Grussenmeyer: Yes
Eric Hernandez: Yes
Joseph Repice: Yes
Joseph Stefano: Yes
Andrew Groestsch: Abstain
George LoBiondo: Yes

The Chairman entertained a motion to approve the resolutions from the September 20, 2023 meeting

Roll call:

Mark Grussenmeyer: Yes
Eric Hernandez: Yes
Joseph Repice: Yes
Joseph Stefano: Abstain
Andrew Groestsch: Abstain
George LoBiondo: Yes

DEANNA CASTELLINI, 175 S. Delsea Drive, Block 3601, Lot 11, Zone B-3, certification of non-conforming use for a three-unit family dwelling.

The applicant was represented by Michael Gruccio, Esq. The property is located in the B-1 zone fronting on Delsea Drive. There are three single-family dwellings located on the property. One is located over an accessory structure. Exhibit A, the property record card indicates that there is a multi-family use (3 family) existing since the year 1977-1980. The Landis Sewage Authority goes back to 1999 and those records indicate service to three

single-family dwellings. Code Enforcement records indicate that there were registrations on file since 1999 for three unit dwelling.

The floor plan reveals that the first floor has two bedrooms, a living room and kitchen and bathroom (931 square feet). The second floor unit has one bedroom, living room, kitchen, and bathroom (682 square feet). The third unit over the garage has two bedrooms, living room, kitchen and bathroom (825 square feet). The survey that was submitted calls out the dimensions of the property. The lot frontage is 80 feet, lot depth is 174 feet, northerly side yard setback 30 feet (principal building), southerly side yard setback 18 feet (principal building), and rear yard setback 100 feet (principal building). Rear yard setback 4 feet (accessory building), northerly side yard 1.5 feet (accessory building), and southerly side yard setback 40 feet (accessory building). Impervious lot coverage (overall) is 39%.

Chairman made a motion to close the public hearing.

Roll call:

Mark Grussenmeyer: Yes

Eric Hernandez: Yes

Joseph Repice: Yes

Joseph Stefano: Yes

Andrew Groestsch: Yes

George LoBiondo: Yes

Mr. Stefano made a motion to approve the application.

Roll call:

Mark Grussenmeyer: Yes

Eric Hernandez: Yes

Joseph Repice: Yes

Joseph Stefano: Yes

Andrew Groestsch: Yes

George LoBiondo: Yes

Application granted.

TIER FIVE CAPITAL, LLC, 408 Erin Street, Block 2234, Lot 10, Zone R-1, certification of non-conforming use for a two-unit family dwelling.

The applicant was represented by Jared Pape, Esq. There are existing bulk variance conditions but two family dwellings are permitted in the zone. This is an undersized lot, 7,500 square feet whereas 15,000 square required. There are also existing non-conformities; frontage is 50 feet whereas 100 feet is required. Side yard setback is 12 and 13.4 feet whereas 20 feet is required.

The applicant purchased the property a few years ago and have made some renovations and upgrades. They painted inside and outside of the dwelling. They replaced the roof was replaced and flooring. The applicant wants to rent out the units, so they need a CCO for a two unit family dwelling. The property record card indicates that there was a two family conversion. The floor plan demonstrates that there are two full separate units. They intend to continue to use the property as a two family dwelling. The survey shows the existing conditions. There are two separate entrances, two separate electrical meters, and two separate gas meters.

Jacob Morman, testified on his own behalf. Unit one is on the first floor has two bedrooms. Unit two is on the second floor and has two bedrooms. It also has a study/play area with no closet. It is accessed through the kitchen.

Mr. Finley explained that the second floor apartment is really a one-bedroom unit. There is no living room and that is a requirement. Unit two is a one bedroom apartment.

Mr. Headley indicated that the lot is undersized but a duplex is a permitted in the zone.

Mr. Finley indicated that a survey was submitted showing lot dimensions.

Chairman made a motion to close the public hearing.

Roll call:

Mark Grussenmeyer: Yes

Eric Hernandez: Yes

Joseph Repice: Yes

Joseph Stefano: Yes

Andrew Groestsch: Yes

George LoBiondo: Yes

Mr. Stefano made a motion to approve the application.

Roll call:

Mark Grussenmeyer: Yes

Eric Hernandez: Yes

Joseph Repice: Yes

Joseph Stefano: Yes

Andrew Groestsch: Yes

George LoBiondo: Yes

Application granted.

EMK AUTO SALES, 517 Crystal Avenue, Block 2314, Lot 16, Zones RB-1 and I-2, major site plan approval for a used car dealership and existing public garage.

The applicant was represented by Michael Gruccio, Esq. The property is split located in the RB-1 zone and I-2 zones. The use of the property is a used car dealership with a public garage, and it was approved by Resolution 2022-47 adopted in November of 2022. The first approval was granted in 1992 to permit a public garage with a detailing shop. In 1994, the board approved a public garage, sale of automobiles and operation of a paint shop. In 2022, they received an approval for permit the sale of automobiles without a restriction of wholesale only, legitimize the existing uses of the property and the public garage. That approval was conditioned on a site plan. The Environmental Commission is recommending certain landscaping and the applicant will comply.

Greg Simmons, Professional Engineer, testified on behalf of the applicant. Planning Report, item 6, applicant is requesting variances for side buffer, northerly side (4 feet provided vs. 5 feet required). Rear buffer, easterly side (3 feet provided vs. 25 feet required from a residential use/residential zone). Side buffer, southerly side (3 feet provided vs. 25 feet required from a residential zone). Impervious lot coverage, within the I-2 Industrial Zone (96.2% provided vs. 45 % maximum allowed). Impervious lot coverage, within the R-B-1 Residential Business Zone (96.2% provided vs. 65 % maximum allowed). These current conditions and have never been legitimized by a formal approval. There is a 0' buffer currently, so the applicant is improving the site. The fence on site will be repair or replaced as needed. There are existing non-conformances as listed in item 7. Lot frontage, within the R-B-1 Residential Business Zone (65 feet provided vs. 100 feet required). Lot frontage, within the I-2 Industrial Zone (65 feet provided vs. 150 feet required). Front yard setback, within the R-B-1 Residential Business Zone (0.02 feet provided vs. 20 feet required). Side yard setback, within the R-B-1 Residential Business Zone (0.3 feet provided vs. 20 feet required). Front buffer (0 feet provided vs. 5 feet required). Item 8,

waiver for end parking space back-up aisle width (0 feet provided vs. 5 feet required). There will be no conflicts in the southern portion of the property. Item 9, waiver for street shade trees (0 trees provided vs. 2 trees required at 1 per 50 feet of frontage). The applicant will provide shrubs and bushes. Item 10b, waiver from completely screened refuse station. It is located behind a fenced in access gate. Item 11, vehicle sales and parking. Plan shall contain a notation concerning the specific use of the property as approved: "No more than 22 vehicles shall be for sale and/or on display at any time on the property-in-question. No vehicles shall be stored, placed or located on the premises other than in those approved areas as shown on this plan". The applicant is requesting waivers from perfected plan items. Item 17b, show existing all structures within 150 feet of the land to be developed. Item 17d, indicate the North designation, by arrow. The North arrow shall be oriented on the sheet(s) towards the top or to the right, consistently on all sheets. Item 17g, show contour lines based on United States Coast and Geodetic data or bench marks approved by the City Engineer. Item 17h, provide existing and proposed outdoor trash areas, screened as required, with location dimensioned. Item 17i, show the centerline elevations of the existing streets. Engineering Report, waiver for item 10, project is within the Wellhead Protection Area. The applicant shall certify that all work associated with this site plan, and the general operation of the site, conforms to Best Management Practices as detailed in Section 425-84 of the City of Vineland Ordinance.

Chairman made a motion to close the public hearing.

Roll call:

Mark Grussenmeyer: Yes

Eric Hernandez: Yes

Joseph Repice: Yes

Joseph Stefano: Yes

Andrew Groestsch: Yes

George LoBiondo: Yes

Mr. Stefano made a motion to approve the application

Roll call:

Mark Grussenmeyer: Yes

Eric Hernandez: Yes

Joseph Repice: Yes

Joseph Stefano: Yes

Andrew Groestsch: Yes

George LoBiondo: Yes

Application granted.

Meeting adjourned at 8:34 PM

Roll call:

Mark Grussenmeyer: Yes

Eric Hernandez: Yes

Joseph Repice: Yes

Joseph Stefano: Yes

Andrew Groestsch: Yes

George LoBiondo: Yes

Yasmin Perez, Secretary

Zoning Board of Adjustment

