

ZONING BOARD OF ADJUSTMENT MEETING
December 20, 2023

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

Members present were:

Joseph Stefano
Joseph Repice
Mark Grussenmeyer
Andrew Groetsch
George LoBiondo

Members absent: Ryan Flaim, Rudolph Luisi, Darwin Cooper, Eric Hernandez

Others Present were:

Nathan Van Embden, Zoning Board Solicitor
Yasmin Perez, Zoning Board Secretary
Rick Crudelle, Assistant 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 November 15, 2023 meeting.

Roll call:

Mark Grussenmeyer: Yes
Joseph Repice: Yes
Joseph Stefano: Yes
Andrew Groetsch: Yes
George LoBiondo: Yes

The Chairman entertained a motion to approve the resolutions from the November 15, 2023 meeting

Roll call:

Mark Grussenmeyer: Yes
Joseph Repice: Yes
Joseph Stefano: Yes
Andrew Groetsch: Yes
George LoBiondo: Yes

ERIC ROBERTSON, 3350 Wilderness Drive, Block 7106, Lot 22, Zone R-5, construction of an oversized garage.

Eric and Tiffany Robertson testified on their own behalf. They are proposing a 1,500 square foot pole barn whereas 1,000 square feet permitted. The pole barn is for their personal use. They have dirt bikes, trailers and personal items for storage. The pole barn will not have electricity.

Lucenette McClenten, translated for Maria Silva Ponce De Lone, member of the public. She lives next door to the Robertson family. Her neighbor is a good person, but she does not approve of the carport. She indicated that they have 2 storage structures on the property. Adding another structure will make the property look commercial.

Mrs. Robertson indicated that there are two sheds. One is a 10' x 12' and the other is a 12' x 20'. The rear shed will be removed for the pole barn. There are no plans on moving their fence.

Chairman made a motion to close the public hearing.

Roll call:

Mark Grussenmeyer: 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

Joseph Repice: Yes

Joseph Stefano: Yes

Andrew Groestsch: Yes

George LoBiondo: Yes

Application granted.

MING RONG ZHANG, 1002 New Pear Street, Block 4116, Lot 16, Zone NC Block 3102, Lot 19, Zone R-2, certification of non-conforming use for a two-unit family dwelling.

John Zhang, son of applicant translated for her Ming Rong Zhang. He translated Mandarin Chinese to English. The house is currently a duplex and the City does not have records of its current use. The applicant was able to find some evidence showing the dwelling as a duplex when purchased.

Mr. Crudelle explained that the proof that they need is there. The survey submitted is a snap shot, and he wants a copy of the sealed survey for the file. The floor plan also needs measurements for both units.

Chairman made a motion to close the public hearing.

Roll call:

Mark Grussenmeyer: 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

Joseph Repice: Yes

Joseph Stefano: Yes

Andrew Groestsch: Yes

George LoBiondo: Yes

Application granted.

LWM PREDEVELOPMENT, LLC, 1002 New Pear Street, 1292 W. Sherman Avenue and 2477 & 2557 S. Orchard Road, Block 6101, Lots 32, 35 & 36, Zone B-3, preliminary and final major site plan approval for non-

congregate care living community featuring personalized independent living with 130 residential units and community center with variance for signage.

The applicant was represented by Michael Gruccio, Esq. The Zoning Board previously approved a use variance for a senior community on May 17, 2023. They are establishing a non-congregate living community featuring cottages. They are also proposing a 5,000 square foot community center. With amenities and services. The site plan features a sophisticated stormwater management system. The principal access will be off Orchard Road. A secondary access drive will be located off Sherman Avenue. The applicant will provide curbing and sidewalks along both roadways in accordance with County approval. Lighting and landscaping will be installed in accordance with City requirements. The property is located in the B-3 zone with townhouse overlay. The board recognized that this project is compatible with the zone.

Carolyn Feigan, Professional Engineer, testified on behalf of the applicant. The property has 24.6 acres with frontage on two county roads, and there is a conditional approval from Cumberland County. There will be one hundred and thirty total units overall. The applicant is proposing eighty separate buildings that resemble small single-family homes. There will be twenty-four, two unit cottages with one bedroom in each unit. Twenty-six, two unit cottages with one bedroom and a studio. Thirty-two, two bedroom cottages that are standalone units. The rear yards of the homes are shared space situated into a pocket. There will be pedestrian pathways in the rear of those homes and everything is ADA compliant. The front yards are roadway networked only. Each unit will have a driveway that support two vehicles. The roadways throughout will be 30 feet wide. There is a 5,000 square foot clubhouse with management, employees and amenities for the employees. There is also a small maintenance building for maintenance of the property. Across from the main entrance, there is a dog run for pets and small children's playground for visitors. The northeast corner of the property is already cleared and reserved for a solar field. The primary access drive will be located on Orchard Road. There will be a boulevard entrance with an island and monument sign. The County is requiring a road widening and the utilities poles appear to be in place. The drainage will be pulled back to the County's satisfaction. The other entrance for residences will be on Sherman Avenue. This entrance will also have a sign. There was a traffic study done by Shropshire Associates. The study indicated that in the morning hours there would be twenty-six additional trips. During peak hours, there would be thirty-three additional trips. Senior housing is a very low traffic generator. It will not affect the level of road service at that location. RSIS allows for a little flexibility for retirement communities. They are providing 260 parking spaces whereas as 195 required for the residential component. There will be 17 parking spaces for employees. There will be 35 parking spaces for guests. They are 30 parking spaces short so they need parking space relief. The State has changed stormwater regulations. There are inlets and pipes throughout and are directed to seven basins. There are also dry wells in the pocket areas capturing roof runoff.

Planning Report, item 6, application is requesting variances for freestanding sign, along Sherman Avenue (1 sign provided vs. 0 signs maximum allowed). Freestanding sign, along Orchard Road (1 sign provided vs. 0 signs maximum allowed). Sign setback from front property line, Orchard Road (0 feet provided vs. 10 feet required). Item 7, waivers for stormwater management basin fence height, Basin 1 (4 feet provided vs. 6 feet required). Stormwater management basin fence height, Basins 2-7 (0 feet provided vs. 6 feet required). Storm water management basin front setback, Basin 1 along Sherman Avenue (18 feet provided vs. 35 feet required). Storm water management basin front setback, Basin 3 along Sherman Avenue (27 feet provided vs. 35 feet required). Storm water management basin front setback, Basin 4 along Sherman Avenue (23 feet provided vs. 35 feet required). Stormwater management basin side slope, Basins 1, 2, 4, 5, 6 & 7 (Vertical provided vs. 3:1 slope required). Item 8d, waiver for fencing and screening around the perimeter of the proposed stormwater management Basins 2-7. (The ordinance requires screening for basins that are greater than 2 feet in depth). Item 9e, waiver for location of stormwater management basin which requires a fence, Basins 1, 3, 4, 5, 6, and 7 (front yard provided vs. side or rear yard required). Item 9f, waiver for shape of a stormwater management basin in a front yard, Basins 1, 3, 4, 5, 6, and 7 (Curvilinear edge required). Item 10a, waiver for fences: A proposed six (6) foot high fence is proposed to surround a portion of the tract. Additionally, four foot high fencing is proposed around the basins. Item 12, waiver for on-site parking requirement for the proposed development is based on the

parking requirements outlined by the Residential Site Improvements Standards (RSIS) for the residential units and City of Vineland parking standards for the supporting services. Item 14, waiver for the Tree Preservation & Clearing Plan. Item 16a, waiver for plan be drawn to standard engineering scale, not less than 1"=50' and not more than 1"=10'. Sheet size shall be 24"x36" or 11"x17". In the event that the overall site does not fit onto a standard sheet size, an additional site plan sheet shall be provided which shows the entire site development at a reasonable standard scale. The applicant will comply with the entire Engineering Report.

Joseph Adamson, Professional Engineer, testified on behalf of the applicant. His firm prepared the landscaping plan, lighting plan and amenities package with recreational elements. Landscaping plan, sheets L-1 through L-9 dated October 12, 2023. The applicant is trying to conserve as much vegetation as they can because of the type of the community.

The applicant is replacing a lot of landscaping on site. There will be benches, fire pits and grills for cooking. The entrance has the sign parallel to the street. They are providing landscaping in the pocket areas. There is bollard lighting throughout all the pathways, and intersections are lit up well. The pocket parks were created for socialization. The applicant is requesting a waiver for item 14, for the Tree Preservation & Clearing Plan. The requirement is 799 trees overall. The applicant is proposing 227 shade trees and 592 ornamental trees. The ornamental trees do not count towards the Tree Replacement.

Bruce Bacon, member of the public, President of HOA for Garrison Estates. His biggest concern is the traffic on Orchard Road. The road is a speedway and there should be traffic lights. He is also concerned with water drainage.

Chairman made a motion to close the public hearing.

Roll call:

Mark Grussenmeyer: 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

Joseph Repice: Yes

Joseph Stefano: Yes

Andrew Groestsch: Yes

George LoBiondo: Yes

Application granted.

THE SELF STORAGE SPOT, LLC, 1107 E. Chestnut Avenue, Block 5007, Lot 3, Zones R-P/R-3, extension of a previously granted use variance for a commercial facility which includes five self-storage buildings. The extension request has been requested due a delay by the New Jersey Department of Environmental Protection (NJDEP) in issuing permits and wetlands interpretations in a timely manner.

The applicant was represented by Michael Gruccio, Esq. The applicant requested an extension of a previously granted use variance for a commercial facility, which includes five self-storage buildings. The extension request is requested due a delay by the New Jersey Department of Environmental Protection (NJDEP) in issuing permits and wetlands interpretations in a timely manner. The board approved an extension for one year.

Chairman made a motion to close the public hearing.

Roll call:

Mark Grussenmeyer: 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

Joseph Repice: Yes

Joseph Stefano: Yes

Andrew Groestsch: Yes

George LoBiondo: Yes

Application granted.

Meeting adjourned at 9:28 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