

ZONING BOARD OF ADJUSTMENT MEETING
August 21, 2024

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

Members present were:

Albert Fisher
Andrew Groetsch
Eric Hernandez
Rudolph Luisi
Joseph Repice
Joseph Stefano
Jameson Afanador
George LoBiondo

Members absent: Ryan Flaim, Cedric Holmes

Others Present were:

Amanda Mosciello, Substitute Zoning Board Solicitor
Patrick Finley, Zoning Officer
Rick Crudelle, Assistant Zoning Board Officer
Ryan Headley, Zoning Board Engineer/Planner
Yasmin Perez, Zoning Board Secretary

The Chairman entertained a motion to approve the minutes from the July 17, 2024 meeting.

Roll call:

Albert Fisher: Yes
Andrew Groetsch: Yes
Eric Hernandez: Yes
Rudolph Luisi: Abstain
Joseph Repice: Yes
Joseph Stefano: Yes
Jameson Afanador: Yes
George LoBiondo: Yes

The Chairman entertained a motion to approve the resolutions from the July 17, 2024 meeting.

Roll call:

Albert Fisher: Yes
Andrew Groetsch: Yes
Eric Hernandez: Yes
Rudolph Luisi: Abstain
Joseph Repice: Yes
Joseph Stefano: Yes
Jameson Afanador: Yes
George LoBiondo: Yes, Abstain Resolution #2024-39

YVETTE KENNEDY, 1047 E. Almond Street, Block 4215, Lot 1, Zone R-P, conversion of a medical office to a two-family dwelling.

Ms. Yvette Kennedy testified on her own behalf. She is proposing to convert a medical office back the previous two-family residence use. It was a doctor's office for approximately 60 years. It was originally a residence and converted to a doctor's office. She was told that she needed a variance for the conversion.

Mr. LoBiondo stated that the area has changed in nature, because the hospital has moved to another location.

Mr. Finley explained that this property was probably originally a two-family dwelling. It was converted into a doctor's office with an apartment in the upper level. The entire area has changed and duplexes are permitted in the zone. This duplex would not be out of character for the area.

Mr. Crudelle stated that the applicant submitted a survey and a floor plan. On the first floor, there are 4 bedrooms and 2 bathrooms. On the second floor, there is one bedroom and one bathroom.

Chairman made a motion to close the public hearing.

Roll call:

Albert Fisher: Yes

Andrew Groetsch: Yes

Eric Hernandez: Yes

Rudolph Luisi: Yes

Joseph Repice: Yes

Joseph Stefano: Yes

George LoBiondo: Yes

Mr. Stefano made a motion to approve the application.

Roll call:

Albert Fisher: Yes

Andrew Groetsch: Yes

Eric Hernandez: Yes

Rudolph Luisi: Yes

Joseph Repice: Yes

Joseph Stefano: Yes

George LoBiondo: Yes

Application granted.

JOSE M. LOPEZ AND NATALIE R. LOPEZ, 1513 Blackburn Court, Block 5901, Lot 19, Zone R-5, construction of an addition to an existing single-family dwelling.

Jose Lopez testified on his own behalf. His house is currently approximately 1,000 square feet, and there is not enough space for his family. There is one bathroom and a very small kitchen. He is proposing to construct an addition that extends the side of the house to make a bigger kitchen. Extend the rear to make a master bedroom with a full bathroom, and add a fourth bedroom upstairs above the addition. The footprint of the addition is in line with the existing house, and it just moves it closer to the property line.

Mr. Finley explained the property was in the R-3 zone when it was constructed. It changed to the R-5 zone in the year 2008, so the setbacks changed.

Chairman made a motion to close the public hearing.

Roll call:

Albert Fisher: Yes
Andrew Groetsch: Yes
Eric Hernandez: Yes
Rudolph Luisi: Yes
Joseph Repice: Yes
Joseph Stefano: Yes
George LoBiondo: Yes

Mr. Stefano made a motion to approve the application.

Roll call:

Albert Fisher: Yes
Andrew Groetsch: Yes
Eric Hernandez: Yes
Rudolph Luisi: Yes
Joseph Repice: Yes
Joseph Stefano: Yes
George LoBiondo: Yes

Application granted.

PETER A. LUBYONNE, 85 E. Sherman Avenue, Block 7101, Lot 5, Zone B-2, use variance to replace single-family dwelling that was damaged by a fire with a modular one-story handicap accessible home.

The applicant was represented by Nathan Van Embden, Esq. The applicant had a house that burned down and it is in the B-2 zone. He is seeking relief to replace the house that that was destroyed by fire. He has been living on the site in a temporary trailer since the year 2021. This property is tight with the existing three-car garage, and they would like to construct a ranch style home. It will be an enhancement will bring the property up to code. The prior house was built in 1890, and it was kind of a classic house. Mr. Lubian states that it was built earlier than that. They are asking for a D variance and for a continuation of the us. The site plan is shows the bulk requirements

Peter Lubian testified on his own behalf. He has lived at this property for 21 years. The fire happened on February 14, 2021. The property so damaged that it had to be demolished. He is currently paying rent for the temporary housing. Once the house is constructed, he will no longer need it. He will connect to the existing utilities.

Chairman made a motion to close the public hearing.

Roll call:

Albert Fisher: Yes
Andrew Groetsch: Yes
Eric Hernandez: Yes
Rudolph Luisi: Yes
Joseph Repice: Yes
Joseph Stefano: Yes
George LoBiondo: Yes

Mr. Stefano made a motion to approve the application.

Roll call:

Albert Fisher: Yes

Andrew Groetsch: Yes
Eric Hernandez: Yes
Rudolph Luisi: Yes
Joseph Repice: Yes
Joseph Stefano: Yes
George LoBiondo: Yes

Application granted.

Meeting adjourned at 7:22 PM

Roll call:

Albert Fisher: Yes
Andrew Groetsch: Yes
Eric Hernandez: Yes
Rudolph Luisi: Abstain
Joseph Repice: Yes
Joseph Stefano: Yes
Jameson Afanador: Yes
George LoBiondo: Yes

Yasmin Perez, Secretary

Zoning Board of Adjustment