

ZONING BOARD OF ADJUSTMENT MEETING
January 15, 2025

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

Members present were:

Albert Fisher
Andrew Groetsch
Joseph Repice
Joseph Stefano
Rudolph Luisi
Jameson Afanador
Terry Andrus
George LoBiondo

Members absent: Ryan Flaim, Eric Hernandez, Cedric Holmes

Others Present were:

Michael Malinsky, Zoning Board Solicitor
Ryan Headley, Zoning Board Engineer/Planner
Pat Finley, Zoning Officer
Yasmin Perez, Zoning Board Secretary

Mr. Malinsky opened the pre-meeting to reorganize for the year.

Mr. Stefano made a motion to nominate George LoBiondo as Chairman.

Roll Call:

Albert Fisher: Yes
Andrew Groetsch: Yes
Rudolph Luisi: Yes
Joseph Repice: Yes
Joseph Stefano: Yes
Jameson Afanador: Yes
Terry Andrus: Yes
George LoBiondo: Yes

Mr. Repice made a motion to nominate Joseph Stefano as Vice Chairman.

Roll Call:

Albert Fisher: Yes
Andrew Groetsch: Yes
Rudolph Luisi: Yes
Joseph Repice: Yes
Joseph Stefano: Yes
Jameson Afanador: Yes
Terry Andrus: Yes
George LoBiondo: Yes

Mr. Stefano made a motion to nominate Michael Malinsky as Solicitor.

Roll Call:

Albert Fisher: Yes
Andrew Groetsch: Yes
Rudolph Luisi: Yes
Joseph Repice: Yes
Joseph Stefano: Yes
Jameson Afanador: Yes
Terry Andrus: Yes
George LoBiondo: Yes

Mr. Stefano made a motion to nominate Kristopher Facenda as Conflict Solicitor.

Roll Call:

Albert Fisher: Yes
Andrew Groetsch: Yes
Rudolph Luisi: Yes
Joseph Repice: Yes
Joseph Stefano: Yes
Jameson Afanador: Yes
Terry Andrus: Yes
George LoBiondo: Yes

Mr. Stefano made a motion to nominate Yasmin Perez as Secretary.

Roll Call:

Albert Fisher: Yes
Andrew Groetsch: Yes
Rudolph Luisi: Yes
Joseph Repice: Yes
Joseph Stefano: Yes
Jameson Afanador: Yes
Terry Andrus: Yes
George LoBiondo: Yes

Mr. Stefano made a motion to nominate Alena Broshchan as Substitute Secretary.

Roll Call:

Albert Fisher: Yes
Andrew Groetsch: Yes
Rudolph Luisi: Yes
Joseph Repice: Yes
Joseph Stefano: Yes
Jameson Afanador: Yes
Terry Andrus: Yes
George LoBiondo: Yes

Mr. Stefano made a motion to nominate Ryan Headley as Board Planner/Engineer.

Roll Call:

Albert Fisher: Yes
Andrew Groetsch: Yes
Rudolph Luisi: Yes
Joseph Repice: Yes
Joseph Stefano: Yes
Jameson Afanador: Yes
Terry Andrus: Yes

George LoBiondo: Yes

Mr. Stefano made a motion to nominate Ryan Headley as alternate to sign plans.

Roll Call:

Albert Fisher: Yes
Andrew Groetsch: Yes
Rudolph Luisi: Yes
Joseph Repice: Yes
Joseph Stefano: Yes
Jameson Afanador: Yes
Terry Andrus: Yes
George LoBiondo: Yes

Mr. Malinsky went over revisions to the agenda.

The Chairman entertained a motion to approve the minutes from the December 18, 2024 meeting.

Roll call:

Albert Fisher: Yes
Andrew Groetsch: Yes
Joseph Repice: Yes
Joseph Stefano: Yes
Jameson Afanador: Yes
Terry Andrus: Yes
George LoBiondo: Yes

The Chairman entertained a motion to approve the resolutions from the December 18, 2024 meeting.

Roll call:

Albert Fisher: Yes
Andrew Groetsch: Yes
Joseph Repice: Yes
Joseph Stefano: Yes
Jameson Afanador: Yes
Terry Andrus: Yes
George LoBiondo: Yes

SYTHA KHONVAY, 3131 Daldon Lane, Block 6901, Lot 80, Zone W-5, conversion of a carport to an attached garage and expansion of a front porch.

Sytha Khonvay testified on his own behalf. He is proposing to construct a porch addition to his house, and enlarge the carport making it a two-car garage. The application requires variances for Front Yard Setback (26.81 feet proposed vs. 50 feet required). Side Yard Setback, westerly (15.7 feet proposed vs. 50 feet required). Impervious Lot Coverage (22.6% proposed vs. 15% maximum allowed).

Mr. Hedley explained that these setbacks are consistent with the layout of the house. This is the W- 5 woodland zone and the lot is undersized, and the applicant is in a neighborhood with similar sized lots.

Chairman made a motion to close the public hearing.

Roll call:

Albert Fisher: Yes

Andrew Groetsch: Yes
Rudolph Luisi: Yes
Joseph Repice: Yes
Joseph Stefano: Yes
Jameson Afanador: Yes
George LoBiondo: Yes

Mr. Stefano made a motion to approve the application.

Roll call:

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

Application granted.

MONICA BORGES & AGNALDO OKIYAMA, 4564 Arbutus Avenue, Block 132.39, Lot 12, Zone A-5, renovations and addition to single-family dwelling.

Monica Borges and Agnaldo Okiyama testified on their behalf. Monica Borges explained that they are proposing to build their home. They were expanding the house and found severe termite damage along with poor construction. They decided to demolish the house and rebuilt it. The proposed house will be constructed in the same footprint.

Mr. Finley explained that the Malaga Camp is like an anomaly for Zoning and Planning. There is nothing in there that can meet the bulk requirements.

Mr. Headley stated that the following variances were on the house before it was demolished. Front Yard Setback, Arbutus Avenue (0.3 feet proposed vs. 50 feet required). Front Yard Setback, Elm Street (0 feet proposed vs. 50 feet required). Side Yard Setback, westerly (0.6 feet proposed vs. 50 feet required). Side Yard Setback, northerly (0.7 feet proposed vs. 50 feet required). Impervious Lot Coverage (84.1% proposed vs. 15% maximum allowed). He included them to be rememorized.

Chairman made a motion to close the public hearing.

Roll call:

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

Mr. Stefano made a motion to approve the application.

Roll call:

Albert Fisher: Yes
Andrew Groetsch: Yes
Rudolph Luisi: Yes

Joseph Repice: Yes
Joseph Stefano: Yes
Jameson Afanador: Yes
George LoBiondo: Yes

Application granted.

VINELAND PRESERVATION, 775 S Sixth Street, Block 4911, Lot 7, Zone R-3, preliminary/final major site plan approval to construct additional amenities, including upgraded laundry facilities and maintenance building, to an existing affordable housing development.

The applicant was represented by Michael Gruccio, Esq. The use variance for this application was approved on October 16, 202 for certain site improvements associated with this apartment complex.

Jay Sims, Licensed Engineer, testified on behalf of the applicant. The existing site consists of approximately 7.79 acres with an existing apartment complex. It has 120 onsite parking spaces and an existing 392 square foot maintenance building. The proposed conditions include the expansion of affordable housing development to include the 76 units. The improvements do not affect parking or ADA site improvements. The ADA improvements include new sidewalks and curb ramps. It also includes additional sidewalk for entrances into certain units to accommodate ADA residents. There is a proposed conversion of a maintenance building into a laundry facility. There is also proposed construction of an 808 square foot maintenance building with associated access ramps and stairways to both buildings. The applicant agrees to the installation of bike racks, replacement of all the traffic control signs to comply with MUTCD standards, installation of stop signs and stop bars at the entrances and fire lanes with signage. There is a variance for impervious lot coverage of 35.3% where as 30% maximum allowed. The existing condition is 34.8% impervious, so this is an increase of half a percent for that new building. There are 120 parking spaces whereas 151 spaces are required. There is a front yard setback, 34.8 feet is provided where 35 feet is required. All the vegetation on the property will remain as is. Planning Report, item 11, waives for showing existing on-site structures, their use, and dimensions to property lines. Also show all structures within 150 feet of the land to be developed. Structures are considered to include, but not be limited to, buildings, driveways, mailboxes, signs, utility poles, drainage and sewerage structures, and valves. Indicate the on-site accessways and sight triangles, existing and proposed, with referenced dimensions. Show types of vehicles that will be used for deliveries and trash removal, and other large vehicles likely to enter the site on a regular basis. Provide circulation patterns of these vehicles using AASHTO Minimum Turning Path for said vehicle. Show existing and proposed on-site lighting type and location. Provide a site lighting plan showing the location, height above grade, type of illumination, type of fixture, the source lumens, and the luminous area for each source of light proposed. Show proposed grading at maximum one-foot intervals, for a sufficient distance to define runoff paths. Provide a stormwater system designed to sufficiently convey the design storm, as described in Section 425-72 of the Land Use Ordinance. The stormwater conveyance system shall be accompanied by design computations and details. Provide an on-site disposal system or details of connection to the sewer main. Provide approximate location of water well(s) and/or lateral(s). Provide existing and proposed outdoor trash areas, screened as required, with location dimensioned. Show the centerline elevations of the existing streets. Provide hydrologic soil groups (HSG) and soil boring log information, including, but not limited to, soil profile, permeability rate, existing ground elevation, and elevation of seasonal high groundwater, on drainage/grading sheets. Lighting and landscaping plans prepared by licensed professionals. Show basin cross sections, when applicable, indicating all relevant elevations and topographic features. The limit of the cross section shall be 50 feet from where the one-foot freeboard elevation intersects the inner bank of the basin. Show storm sewer, existing and proposed, in plan and profile. Provide other data which may pertain to the particular site and use, including traffic and environmental studies or impact analyses. Provide a landscaping plan showing any proposed landscape areas, including buffer areas; the number, location, size, species and location of proposed

plantings; planting details; and proposed means of irrigation. Identify the forest acreage to be removed and provide a forest retention and tree replacement plan, where applicable.

Chairman made a motion to close the public hearing.

Roll call:

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

Mr. Stefano made a motion to approve the application.

Roll call:

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

Application granted.

VANESSA SOSA, 3780 N. Delsea Drive, Block 303, Lot 24, Zone I-B, one-year extension request for Resolution #2023-27.

The applicant testified on her own behalf. She recently has a child along with some health conditions, so her project was postponed. She is requesting a one year extension.

Mr. Finley indicated that the property has been used for truck parking.

Ms. Sosa indicated that she is parking her trucks.

Mr. Finley stated that the site should not be used until the site improvements are complete.

The extension will expire on April 27, 2025.

Chairman made a motion to close the public hearing.

Roll call:

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

Mr. Stefano made a motion to approve the extension.

Roll call:

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

Extension granted.

ROTH 3880 REALTY, LLC, 3880 S. Delsea Drive, Block 7007, Lot 10.02, Zone B-4, 60 day extension request for Resolution #2024-35.

The request indicates that a governmental agency held up the project, so the applicant needs a 60-day extension.

Chairman made a motion to close the public hearing.

Roll call:

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

Mr. Stefano made a motion to approve the extension.

Roll call:

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

Extension granted.

Meeting adjourned at 7:53 PM

Roll call:

Albert Fisher: Yes
Andrew Groetsch: Yes
Rudolph Luisi: Yes
Joseph Repice: Yes
Joseph Stefano: Yes
Jameson Afanador: Yes
Terry Andrus: Yes
George LoBiondo: Yes

Yasmin Perez, Secretary
Zoning Board of Adjustment

