

ZONING BOARD OF ADJUSTMENT MEETING
December 17, 2025

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

Members present were:

Terry Andrus
Albert Fisher
Andrew Groetsch
Cedric Holmes
Rudolph Luisi
Joseph Repice
Joseph Stefano
George LoBiondo

Members absent: Ryan Flaim, Eric Hernandez

Others Present were:

Amanda Mosciello, Alternate Zoning Board Solicitor
Yasmin Perez, Zoning Board Secretary
Ryan Headley, Zoning Board Engineer/Planner
Pat Finley, Zoning Officer

Ms. Mosciello went over revisions to the agenda.

The Chairman entertained a motion to approve the minutes from the November 19, 2025, meeting.

Roll call:

Terry Andrus: Yes
Albert Fisher: Yes
Andrew Groetsch: Yes
Cedric Holmes: Yes
Rudolph Luisi: Yes
Joseph Repice: Yes
Joseph Stefano: Yes
George LoBiondo: Yes

The Chairman entertained a motion to approve the resolutions from the November 19, 2025, meeting.

Roll call:

Terry Andrus: Yes
Albert Fisher: Yes
Andrew Groetsch: Yes
Cedric Holmes: Yes
Rudolph Luisi: Yes
Joseph Repice: Yes
Joseph Stefano: Yes
George LoBiondo: Yes, Abstain #2025-65

The Chairman entertained a motion to approve the 2026 Meeting Schedule.

Roll call:

Terry Andrus: Yes

Albert Fisher: Yes
Andrew Groetsch: Yes
Cedric Holmes: Yes
Rudolph Luisi: Yes
Joseph Repice: Yes
Joseph Stefano: Yes
George LoBiondo: Yes

JUAN & YOLANDA CORTES, 1010 E. Chestnut Avenue, Block 4217, Lot 9.03, Zone R-P, side yard setback variance for an existing foundation for a two-unit family dwelling, 19.6 feet whereas 20 feet is required.

The applicant was represented by Vincent Panccari, Esq. He explained that the application involved a recently constructed duplex in which the basement entrance foundation encroaches approximately six inches into the required 20-foot side yard setback. They are requesting a one-foot side yard setback variance to legalize the existing condition and avoid removal of the foundation wall, which would be extremely difficult to correct at this stage of construction. He stated that the deviation was the result of a construction error and was not created intentionally. Mr. Panccari testified that granting the variance would not cause any detriment to the public good and would not substantially impair the intent and purpose of the City's zoning ordinance.

Mr. Headley clarified that the property to the west, where the variance is located, is separately owned.

Chairman made a motion to close the public hearing.

Roll call:

Albert Fisher: Yes
Andrew Groetsch: Yes
Cedric Holmes: Yes
Rudolph Luisi: Yes
Joseph Repice: Yes
Joseph Stefano: Yes
George LoBiondo: Yes

Mr. Fisher made a motion to approve the use variance.

Roll call:

Albert Fisher: Yes
Andrew Groetsch: Yes
Cedric Holmes: Yes
Rudolph Luisi: Yes
Joseph Repice: Yes
Joseph Stefano: Yes
George LoBiondo: Yes

Application granted.

Meeting adjourned at 7:13 PM

Roll call:

Terry Andrus: Yes
Albert Fisher: Yes
Andrew Groetsch: Yes
Cedric Holmes: Yes
Rudolph Luisi: Yes

Joseph Repice: Yes
Joseph Stefano: Yes
George LoBiondo: Yes

Yasmin Perez, Secretary
Zoning Board of Adjustment