

ZONING BOARD OF ADJUSTMENT MEETING
April 16, 2025

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

Members present were:

Jameson Afanador
Terry Andrus
Ryan Flaim
Eric Hernandez
Rudolph Luisi
Joseph Repice
Joseph Stefano
George LoBiondo

Members absent: Andrew Groetsch, Cedric Holmes, Albert Fisher

Others Present were:

Michael Malinsky, Zoning Board Solicitor
Yasmin Perez, Zoning Board Secretary
Ryan Headley, Zoning Board Engineer/Planner
Rick Crudelli, Assistant Zoning Officer
Elizabeth Jambor, Assistant Planner

Mr. Malinsky went over revisions to the agenda.

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

Roll call:

Jameson Afanador: Yes
Terry Andrus: Yes
Joseph Stefano: Yes
George LoBiondo: Yes

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

Roll call:

Jameson Afanador: Yes
Terry Andrus: Yes
Joseph Stefano: Yes
George LoBiondo: Yes

PRIME CONSTRUCTION, Milano Avenue, Block 112, Lot 1, Zone A-5, construction of a single-family dwelling.

The applicant was represented by Gina Nassar, Esq. The applicant is requesting a variance for an existing lot area of 29,152 square feet whereas 100,000 square feet is required. They are also seeking a variance for an existing lot depth 88 feet whereas 330 feet is required. The third variance is for lot frontage of 225.74 feet whereas 280 feet is required. There is another variance for front yard setback of 25 feet whereas 50 feet is required. Also, requesting a rear yard setback variance of 31 feet whereas 50 feet is required.

Phillip Black, Owner of Prime Construction, testified on his own behalf. His company builds homes throughout the City of Vineland. He is proposing to construct a single-family home. Exhibit A1, 11 sheets of paper with the elevations of different models were distributed to the board. The proposed homes are compatible with the surrounding homes in the future.

Rami Nassar, Licensed Engineer and Planner, testified on behalf of the applicant. Exhibit A2, 24x36 plan of the site. There are some variances associated with this application. The property is located in the A-5 Agricultural Zone and is approximately 29,152 square feet (0.67± acres). The site has the following existing non-conformances for single-family residences in the A-5 Zone: Lot area (29,152 square feet existing vs. 100,000 square feet required), Lot frontage & width, Old Lake Road (225.74 feet existing vs. 280 feet required), Lot frontage & width, Napoli Avenue (170± feet existing vs. 280 feet required), Lot frontage & width, Firerize Avenue (122± feet existing vs. 280 feet required), Lot depth (88 feet existing vs. 330 feet required). There are variances for front yard Setback, Old Lake Road (25 feet proposed vs. 50 feet required), and side yard Setback, Southerly, Lot 2 (31 feet proposed vs. 40 feet required). These are classified as C1 hardship variances, because nothing can be done to remedy these situations. There is no land available to purchase to bring into compliance. This property was designed approximately 70 years ago, and smaller lots were created at that time. The only negative criteria is eliminating the trees to build the house. There is no substantial detriment to the public good, and it will not substantially impair the intent and purposes of the zoning plan or zoning ordinances. There are also C2 variances. It is a hardship because they want to build on this land, and they do not have enough area to build. It promotes the establishment of appropriate population densities concentration that will contribute to the well-being of neighborhood, communities, regions and preserve the environment. The deviation from the zoning requirements will outweigh any detriment, because the house will enhance the area instead of having a vacant piece of land. There is no substantial detriment to the public good or substantial impairment to the zone plan or zoning ordinance.

Chairman made a motion to close the public hearing.

Roll call:

Jameson Afanador: Yes

Ryan Flaim: Yes

Eric Hernandez: Yes

Rudolph Luisi: Yes

Joseph Repice: Yes

Joseph Stefano: Yes

George LoBiondo: Yes

George LoBiondo

Mr. Stefano made a motion to approve the application.

Roll call:

Jameson Afanador: Yes

Ryan Flaim: Yes

Eric Hernandez: Yes

Rudolph Luisi: Yes

Joseph Repice: Yes

Joseph Stefano: Yes

George LoBiondo: Yes

Application granted.

PRIME CONSTRUCTION, Napoli Avenue, Block 114, Lot 6, Zone A-5, construction of a single-family dwelling.

The applicant was represented by Gina Nassar, Esq. The property is located in the A-5 Agricultural Zone and is approximately 11,609 square feet (0.27± acres). The site has the following existing non-conformances for single-family residences in the A-5 Zone: Lot area (11,609 square feet existing vs. 100,000 square feet required), Lot frontage & width, Old Lake Road (112.87 feet existing vs. 280 feet required), and Lot frontage & width, Napoli Avenue (116± feet existing vs. 280 feet required). There are variances for front yard setback, Old Lake Road (30 feet proposed vs. 50 feet required). Front yard setback, Napoli Avenue (38 feet proposed vs. 50 feet required). Side yard setback, Westerly, Lot 5 (15.5 feet proposed vs. 40 feet required). Side yard setback, Southerly, Lot 1 (34 feet proposed vs. 40 feet required).

Phillip Black, Owner of Prime Construction, testified on his own behalf. He has experience building single and multi-family homes. He is proposing to build a single-family home with no attached garage. Exhibit A1, depiction of a 3 bedroom and 2 1/2 bath single family home. The proposed house is compatible with the surrounding homes in the neighborhood.

Rami Nassar, Licensed Engineer and Planner, testified on behalf of the applicant. Exhibit A1, aerial map. It is a wooded site, and there is no additional land available. The requested variances are front yard setback, Old Lake Road (30 feet proposed vs. 50 feet required). Front yard setback, Napoli Avenue (38 feet proposed vs. 50 feet required). Side yard setback, Westerly, Lot 5 (15.5 feet proposed vs. 40 feet required). Side yard setback, Southerly, Lot 1 (34 feet proposed vs. 40 feet required). There are three homes directly across the street that are similar in size, and they are all serviced by septic system and public water. The existing non-conformances for single-family residences in the A-5 Zone: lot area (11,609 square feet existing vs. 100,000 square feet required), lot frontage & width, Old Lake Road (112.87 feet existing vs. 280 feet required), and lot frontage & width, Napoli Avenue (116± feet existing vs. 280 feet required). The A5 zoning requirements will result in exceptional hardship. The proposed use is allowed in the zone, and compatible with the existing neighboring houses. Granting these variances will not have any substantial detriment to the public good and will not substantially impair the intent and purposes of the zone plan and zoning ordinances. The C2 variances are causing the variances because they are proposing development. They need to show the benefit versus detriment for the board to be able to exercise their power to grant these variances. The proposed residential use will promote the establishment of appropriate population densities, concentrations that will contribute to the well-being of the neighborhood communities and regions and protect the environment. The benefit of the deviation from the zoning requirements will outweigh any detriment. There is no negative impact from the proposed use in this area. Granting this variance will not have any substantial detriment to the public good or substantially impair the intent and purposes of the zone plan and zoning ordinances.

Mr. Headley stated that this property is smaller than the previous property, and the homes on the opposite side of the road are similar.

Chairman made a motion to close the public hearing.

Roll call:

Jameson Afanador: Yes

Ryan Flaim: Yes

Eric Hernandez: Yes

Rudolph Luisi: Yes

Joseph Repice: Yes

Joseph Stefano: Yes

George LoBiondo: Yes

George LoBiondo

Mr. Stefano made a motion to approve the application.

Roll call:

Jameson Afanador: Yes

Ryan Flaim: Yes
Eric Hernandez: Yes
Rudolph Luisi: Yes
Joseph Repice: Yes
Joseph Stefano: Yes
George LoBiondo: Yes

Application granted.

DOMINICK SURACE, 2870 Garwood Lane, Block 5212, Lot 29, Zone R-4, construction of a detached garage.

The applicant was represented by Justin White, Esq. The applicant is proposing to construct a 23x30 square foot detached garage on the side of his property fronting on Redwood Drive. The existing house is a single-family one-story house, and the applicant has occupied the house for about 15 years. The detached garage will be for family use like entertaining family, birthdays and personal storage. The applicant requires relief from the setbacks and the bulk standards in this zone. The variances are for front yard or the side yard setback on Redwood Drive, 40 feet required whereas 30 and 23 feet. There will be pavers along Redwood to allow access to the garage that will mirror the existing driveway.

Dominic Surace testified on his own behalf. He has owned this home for sixteen years and he lives there with his family. He currently has a small, attached garage but it does not fit a car. It is utilized for just storage and the family is accumulating more stuff. He would like a three-car garage that will allow them to park their vehicles, have birthday parties and have space for their children. He submitted drawings and plans with his application. His property is beautifully landscaped and maintained by a landscaping company. There will be concrete and a pattern with brick pavers as illustrated. He spoke to his neighbors and there were no objections. He considered knocking the fence down and pushing the garage the over, but the garage would block his entire sunroom.

Mr. Crudelli explained that it is not an ideal location, which is why there is an ordinance against these kinds of accessory structures in frontages. The explanation as to why it was placed in another location makes sense. He wanted to know if applicant was considering some grass areas around the concrete pad.

Mr. Surace agreed to leaving grass areas around the concrete pad. The garage is going to be pushed to the fence line, which would be another 8 feet. He is comfortable with requesting not less than 20 feet from Redwood Drive from the edge of the roadway.

Mr. Headley explained that the standard does not permit an accessory structure in front of the principal structure. That is the variance that the board would be granting. An accessory structure only has to be 6 feet away from the side yards, so that is the only variance really associated with this application. He would like for the proposed garage to be either complementary or in line with the aesthetic of the house. The applicant should add a window or two on the elevation along Redwood Drive.

Chairman made a motion to close the public hearing.
Roll call:
Jameson Afanador: Yes
Ryan Flaim: Yes
Eric Hernandez: Yes
Rudolph Luisi: Yes
Joseph Repice: Yes
Joseph Stefano: Yes

George LoBiondo: Yes
George LoBiondo

Mr. Stefano made a motion to approve the application.

Roll call:

Jameson Afanador: Yes

Ryan Flaim: Yes

Eric Hernandez: Yes

Rudolph Luisi: Yes

Joseph Repice: Yes

Joseph Stefano: Yes

George LoBiondo: Yes

Application granted.

MARCIAL LOPEZ, 412 Sixth Street, Block 4108, Lot 10, Zone R, conversion of a previous mixed-use building to a duplex.

Thomas D'Arrigo, Licensed Architect from TJD Architects and Engineers, testified on behalf of the applicant. This property was before the Planning Board, and it was referred to this board for the conversion to a duplex. The current use is a derelict restaurant and apartment building. There are two to three apartments on the ground floor with a large boarding house on the second floor. The building is elevated above finished grade above approximately 45 inches, so the restaurant is an untenable reuse. It is permitted in the Redevelopment zone, but the applicant would like to eliminate it. Mr. Lopez would like a large residential unit on the ground floor with four bedrooms. On the second floor, he would like a three-bedroom apartment, which would be permitted in the R-1 zone. The building has many variances, because of the existing nonconformities. The following variances are associated with this application: Lot area (4,500 square feet proposed vs. 15,000 square feet existing). Lot frontage (50 feet proposed vs. 65 feet required). Lot depth (90 feet proposed vs. 150 feet required). Front yard setback (10.67 feet proposed vs. 25 feet required). Side yard setback, northerly, Lot 9 (0.67 feet proposed vs. 10 feet required). Side yard setback, southerly, Lot 11 (3.21 feet proposed vs. 10 feet required). Rear yard setback, Lot 11 (9.77 feet proposed vs. 20 feet required). Building lot coverage (53.82% proposed vs. 40% required). Impervious lot coverage (100% proposed vs. 65% required). Parking space amount (5 spaces required vs. 0 spaces provided on-site). This is a challenge property, and there is no option for the applicant to go forward other than seek relief. The structure is approximately 100 years old, and the intention is to modernize the interior and exterior of the building. There is no ability to park on site and there are two available on the street. Zoning requires five parking spaces. Currently on the first floor there is an old unused restaurant and two apartments. On the second floor, there are six bedrooms, and it looks like it was used as a boarding house. The applicant went before the Planning Board and proposed three and then two units. It was rejected because of the Redevelopment Zone. They are now before the Zoning Board proposing two units with 3 bedrooms on the second floor and four bedrooms on the first floor.

Mr. Crudelli explained that this property was under enforcement for various violations. The Zoning Office is glad to see that something is being done. It is a nonconformity with the restaurant and the building. It is in the redevelopment zone, so they would like to see the nonconformities go away and have something that is conforming. This is going into another nonconformity with the issues mentioned. If approved, they would like to see in addition to those interior renovations an extreme improvement on the exterior and to the grounds. They prefer a restaurant on the first floor and apartments on the second floor.

Mr. Headley explained that on-site parking is not the norm but it does exist. The duplexes to the north do have driveways and parking areas. By way of history on this property, they requested a redevelopment plan

amendment for a boarding house and then for four apartments. The Planning Board thought that was too dense for this property due to the size and ability to have no parking on site. The Planning Board suggested a duplex because they are allowed in the R zone. This area in town has a mixture of parking available on property and street parking. The property is almost to Chestnut Avenue, but still within that old borough section. There is a mixture of uses in the area and they do have driveways. This is a small lot with a big building. The Planning Board realizes the purposes of this redevelopment zone is to foster and return to single- and two-family dwellings.

Mr. D'Arrigo explained that the applicant is trying to find a solution and some recourse at making it sustainable. He has to be able to get some income to make the improvements that are intended. The applicant is down to two 2 units and there is quite a bit of work to be done. There is no way to restore the restaurant, even though it is permitted use in the in redevelopment zone. They would require a 40-foot handicap ramp, and other major investments that just are not possible. The area favors single and two-family residences, and the Planning Board did not want more than that.

Chairman made a motion to close the public hearing.

Roll call:

Jameson Afanador: Yes

Ryan Flaim: Yes

Eric Hernandez: Yes

Rudolph Luisi: Yes

Joseph Repice: Yes

Joseph Stefano: Yes

George LoBiondo: Yes

George LoBiondo

Mr. Stefano made a motion to approve the application.

Roll call:

Jameson Afanador: Yes

Ryan Flaim: Yes

Eric Hernandez: Yes

Rudolph Luisi: Yes

Joseph Repice: Yes

Joseph Stefano: Yes

George LoBiondo: Yes

Application granted.

JAMES & LUCIA MARONE, 1021 New Pear Street, Block 3117, Lot 3, Zone R-2, certification of non-conforming use for a two-unit family dwelling.

James Morone testified on his own behalf. He is requesting a certification of pre-existing non-conforming use to allow a two-family (duplex) dwelling. He purchased the property in the year 2004 as a duplex.

Mr. Crudelli explained that the Zoning Officer, Mr. Finley, recused from this application. The applicant submitted a survey, floor plan and a property record card. The property record card indicates that this has been a long-standing duplex. The Zoning Office is satisfied with all the documentation submitted, and there are no objections to the granting of this application.

Chairman made a motion to close the public hearing.

Roll call:

Jameson Afanador: Yes
Ryan Flaim: Yes
Eric Hernandez: Yes
Rudolph Luisi: Yes
Joseph Repice: Yes
Joseph Stefano: Yes
George LoBiondo: Yes
George LoBiondo

Mr. Stefano made a motion to approve the application.

Roll call:

Jameson Afanador: Yes
Ryan Flaim: Yes
Eric Hernandez: Yes
Rudolph Luisi: Yes
Joseph Repice: Yes
Joseph Stefano: Yes
George LoBiondo: Yes

Application granted.

ASSURED PROPERTY SOLUTIONS, LLC, 51 S. Myrtle Street, Block 4218, Lot 14, Zone R-2, certification of non-conforming use for a two-unit family dwelling.

The applicant was represented by Gina Nassar, Esq. The Applicant has requested a certification of pre-existing non-conforming use to allow a two-family (duplex) dwelling. The subject property, which is approximately 7,950 square feet (0.18 acres), is located in the R-2 Residential Zone. The R-2 Residential Zone does allow two-family dwellings. The house was originally built in the year 1915 and converted sometime in the early 1980s. The duplex is serviced by two separate electric meters and utilities. Images of the separate electric meters were included in the application. There are existing non-conforming bulk standards. Lot area is 7950 square feet versus the 19,500 square feet required. Lot frontage of 50 feet versus the 130 feet required. Front yard setback of 26.1 feet versus the 30 feet required. Existing yard setback of 9.81 feet 20 foot required.

Phillip Black, owner of the property, testified on his own behalf. He purchased the property in January of 2025 through a sheriff's sale in Cumberland County. The house was in a dilapidated state. He is installing new HVAC systems, upgrading the electric, installing a new and installing new windows. He has obtained mechanical, plumbing and electrical permits. There will be no changes to the outside of the property. There are other duplexes in the surrounding area.

Mr. Crudelli indicated that a property record card, survey and floor plans were submitted. The zoning office is satisfied that it has been a long-standing duplex.

Chairman made a motion to close the public hearing.

Roll call:

Jameson Afanador: Yes
Ryan Flaim: Yes
Eric Hernandez: Yes
Rudolph Luisi: Yes
Joseph Repice: Yes
Joseph Stefano: Yes

George LoBiondo: Yes
George LoBiondo

Mr. Stefano made a motion to approve the application.

Roll call:

Jameson Afanador: Yes

Ryan Flaim: Yes

Eric Hernandez: Yes

Rudolph Luisi: Yes

Joseph Repice: Yes

Joseph Stefano: Yes

George LoBiondo: Yes

Application granted.

PRIME CONSTRUCTION, 1479 S. Maple Drive, Block 2409, Lot 16, Zone R-3, construction of a duplex.

The applicant was represented by Gina Nassar, Esq. The Applicant has requested a “D” use variance to construct a two-family (duplex) dwelling on an existing vacant lot. The subject property is located in the R-3 Residential Zone and is approximately 16,141 square feet (0.37 acres). The property also has three frontages. The R-3 Residential Zone does not allow three-family dwellings. There are several existing non-conformances. There is a variance for lot area, 16,001 for one square feet in lieu of the 16,900 square feet required. A variance for a lot frontage of 79.08 feet in lieu of the 130 feet that is required. A variance for front setback of 30 feet in lieu of the 35 feet that is required.

Phillip Black, Owner of Prime Construction, testified on his own behalf. He testified that the proposed duplex is approximately 1,700 square feet. There will be three bedrooms with two and half baths on each side. There will be a garage on each side. He is purchasing the property from the owner of the neighboring duplex to the south.

Rami Nassar, Licensed Planner, testified on behalf of the applicant. A variance plan was submitted with the application of the proposed duplex. There are three road frontages. The lot to the southeast has a duplex, The lot across the street are multi-family with three apartment buildings. The applicant’s lot is basically wedged between a duplex and multifamily dwelling units across the street. The zone that does not allow duplexes. There are three nonconforming variances for lot area, lot of depth and a lot frontage. There are three lot frontages, and the smallest one is 79.08. These existing nonconforming variances classify as a C1 variance, because they are hardship variances. There is no additional land that they can acquire, and even if they acquire additional land, it is not going to solve the issue with the frontage and the depth. The shape of the lot is uniquely shaped. There will be no negative impact to the neighboring properties, because this is a residential use. A duplex or single-family dwelling would not make a difference on any impact. Granting this use variance would not substantially have any detriment to the public good or will not substantially impair the intent and purposes of the zone plan and the zoning ordinance. There is one variance for the rear set back, because the lot is a corner property along Main Road. The duplex will have frontage on Maple Drive. Staff recommended additional landscaping, because the lot is just has grass. There will be a buffer to enhance privacy. The proposed duplex is suited for this proposed parcel and suited for this proposed use.

Mr. Headley indicated that this is a unique property. The lot is situated on a busy street, but they are facing the home on the less busy street.

Mr. Crudelli indicated that the neighborhood is a mix of single-family bungalows, duplexes and there is an apartment complex. The duplex would not be out of place, and he is confident that Mr. Black would build a code compliant structure.

William J Luciano, 1451 S. Maple Drive, a member of the public, appeared to make a comment on the application. He was not opposed to the construction of a home but would like it to be a single and not a duplex. They are having an issue with flooding in that area.

Mr. Headley stated that he was not aware of any complaints of flooding in that area. He looked at the contour data map and showed the general direction of water flow. The slope is northeast, and it goes from this neighborhood to across the street. There is nothing in the city's code that would require stormwater management. The applicant is required to get a soil erosion permit.

Terry Morgan, 4448 N. Main Road, member of the public, appeared to make comment on the application. He agreed that there is flooding in the area. He also stated that there are traffic issues with the sports complex that is located across the street.

Mr. Headley explained that the increase of a duplex is not a large increase in traffic per the RSIS standards.

Mr. Nassar explained that construction of this property will not impact the neighbors. This property will alleviate any runoff from the road. As for traffic, the 10 trips per day from the second unit is very nominal compared to the 10 or 12,000 cars per day that drive on Main Road.

Chairman made a motion to close the public hearing.

Roll call:

Jameson Afanador: Yes

Ryan Flaim: Yes

Eric Hernandez: Yes

Rudolph Luisi: Yes

Joseph Repice: Yes

Joseph Stefano: Yes

George LoBiondo: Yes

George LoBiondo

Mr. Stefano made a motion to approve the application.

Roll call:

Jameson Afanador: Yes

Ryan Flaim: Yes

Eric Hernandez: Yes

Rudolph Luisi: Yes

Joseph Repice: Yes

Joseph Stefano: Yes

George LoBiondo: Yes

Application granted.

PRIME CONSTRUCTION, 108 W Park Avenue, Block 2409, Lot 16, Zone R-3, construction of a single-family dwelling.

The applicant was represented by Gina Nassar, Esq. The Applicant has requested a "D" use variance to construct a single-family dwelling on an existing vacant lot. The subject property is located in the B-2 Business Zone and is approximately 8,648 square feet (0.20 acres). The Applicant also requests side yard setback relief of 12 feet vs. 20 feet required. The B-2 Business Zone does not allow residential uses. There are existing non-conformances for this property. There is a variance for lot area of 8,648 square feet in lieu of the 30,000 square feet required.

Lot depth of 162.9 feet in lieu of the 200 foot of feet that is required. Lot frontage of 50 feet in lieu of the 100 feet that is required. Side yard setback of 12 feet in lieu of the 20 feet that is required.

Phillip Black, Owner of Prime Construction, testified on his own behalf. He is proposing the noble model as proposed in an earlier application for Napoli Avenue. There are similar houses to the east of this location. The area has a mix of uses.

Rami Nassar, Licensed Engineer/Planner, testified on behalf of the applicant. There are some clarifications for this application. The lot depth is 172.26 instead of 200. The side yard setback is 12 in lieu of 15 not 20. The B2 zone requires 30,000 square feet, but this site is fully developed. There is no room to do anything on this property in this zone. The zoning map shows that this property is two lots away from residential. There are 50 foot lots everywhere in the neighborhood. The lot is suitable for a single-family home. There are existing non conformances, which would be classified as a hardship. There is no more land to remediate any of the variances. Granting these variances will not have any negative impact, because they all exist. The side yard setback is 50 feet wide, so if you apply the 15 feet on either side, you are left with only a 20-foot-wide building envelope to build a small house. There is no detriment to the public or substantial impairment to the zoning plan or zoning ordinance.

Carrie Burton Parker, 503 North West Avenue, a member of the public appeared to make comments on the application. The property is adjacent to her house. When they were clearing the property, the contractors had to access her property. The lot is very tight. If they do not have space to clear the property, they will not have space to construct a house.

Ms. Nassr stated that Mr. Black does not currently own the property, and he was not the contractor responsible for clearing the trees. He has built homes on small lots in the past, and he will not access the neighbor's property during construction.

Isreal Mendoza, 507 North West Avenue, a member of the public appeared to make comments on the application. He believes that they should be required to install a fence for the safety of his neighbor's child.

Chairman made a motion to close the public hearing.

Roll call:

Jameson Afanador: Yes

Ryan Flaim: Yes

Eric Hernandez: Yes

Rudolph Luisi: Yes

Joseph Repice: Yes

Joseph Stefano: Yes

George LoBiondo: Yes

George LoBiondo

Mr. Stefano made a motion to approve the application.

Roll call:

Jameson Afanador: Yes

Ryan Flaim: Yes

Eric Hernandez: Yes

Rudolph Luisi: Yes

Joseph Repice: Yes

Joseph Stefano: Yes

George LoBiondo: Yes

Application granted.

RAW HEALTH CANINE FOOD, LLC, 565 N. East Boulevard, Block 2333, Lots 1, Zone R-B-1, use variance for dog food processing with a retail outlet.

The applicant was represented by Justin White, Esq. This is a corner property on Broadway and SW Boulevard. The Applicant has requested a "D" use variance to establish an animal food processing facility along with a retail store in an existing commercial warehouse. The subject property is located in the R-B-1 Residential-Business Zone and is approximately 21,990 square feet (0.50 acres). The retail use is permitted in R-B-1 Zone, however the processing use is considered an industrial use which is not permitted. If the Zoning Board were to approve this application, a site plan application shall be required as a condition of approval. The proposed use is going to be considered light industrial, which is not allowed in the RB1 zone. In addition to the light industrial, there is a small retail component that is being proposed which is allowed in this RB1 zone.

Basil DiCerbo, Owner, testified on his own behalf. He explained that he was previously a police officer. His German Shepherd became ill due to diet so he created a raw diet. He opened his first location in Mount Effram. They outgrew that location within 5 months and opened a second location in Bellmore on Harding Avenue. They are now outgrowing that one, so they found the one in Vineland on the Boulevard. They are a small business that makes homemade dog food. They do retail sales with 5-20 customers per day. They can order anywhere from 5-100 pounds of food. This facility will have a temperature-controlled space, because there is raw product. The meat for his product is purchased fresh and packaged. There will be a small store section for retail. It is human-grade food, and everything is formulated and in their grinders. The food then goes into the stuffer machine and then put in the freezer. Customers have the option to purchase fresh or frozen food. The grinder is a normal piece of kitchen equipment, so it does not make any noise. They have one employee on weekdays and two to three on Saturdays. Deliveries are from 11:00 AM until 2:00-3:00 PM. It is delivered by a refrigerated box truck. As for the site, he would like to make some exterior improvements to make it aesthetically pleasing. He would like to paint the building, add signage and a dumpster. They will have two trash pickups a week. A majority of the trash will be boxes and the plastic bags from the boxes. There is very little food waste.

Stephen Hawk, Licensed Planner, testified on behalf of the applicant. This is an adaptive reuse of an old industrial building in Vineland. Back in the day Vineland was more industrial in the center of town. This building was a warehouse for Alexander's Lumber located across the street on Broadway. It was built in the year 1962, and it was used as storage for lumber, so it does not have water. The building is big compared to the size of the property, and it is approximately a 20,000 square foot property and a 10,000 square foot building. There are not a lot of uses that can go in this location and survive, because they would be heavily parking dependent. This proposed business with 5 to 20 customers a day does not generate a lot of parking demand. The site is suitable, so it promotes the general welfare. It also meets public safety under Purpose A, the electric and plumbing will be upgraded so there will be some building code enhancements. It meets Purpose I, enhanced visual environment, because of the exterior improvements to the building and the site. The positive criteria is strong because an utilized building can be used. There is no substantial detriment to the public good. It is not going to change the neighborhood at all. The rail activity along the Boulevard is of industrial nature as well, so it will not be out of character. The permitted uses in the zone are a gas station, restaurant, taverns, schools and a public works facility. The proposed use is lighter than what is allowed.

Mr. DiCerbo testified that his office is in his home, and he also has an office at the Bellmar location. As for smells, it is not a slaughterhouse, so it is the same as cutting chicken at home. There will be a little smell on a hot day, but they will have scheduled trash collections twice a week. The grinders will not be heard from outside.

Mr. Headley explained that he agreed with Mr. Hawk's testimony. The only concern that he has would be odor, but we would hope that the applicant will ensure that the trash is picked up twice a week.

Mr. White indicated that there are existing restaurants next door. This proposed use makes less food waste because everything is used. The only food waste is residue from washing down the equipment every day.

Chairman made a motion to close the public hearing.

Roll call:

Jameson Afanador: Yes

Ryan Flaim: Yes

Eric Hernandez: Yes

Rudolph Luisi: Yes

Joseph Repice: Yes

Joseph Stefano: Yes

George LoBiondo: Yes

George LoBiondo

Mr. Stefano made a motion to approve the application.

Roll call:

Jameson Afanador: Yes

Ryan Flaim: Yes

Eric Hernandez: Yes

Rudolph Luisi: Yes

Joseph Repice: Yes

Joseph Stefano: Yes

George LoBiondo: No

Application granted.

Meeting adjourned at 9:51 PM

Roll call:

Jameson Afanador: Yes

Ryan Flaim: Yes

Eric Hernandez: Yes

Rudolph Luisi: Yes

Joseph Repice: Yes

Joseph Stefano: Yes

George LoBiondo: Yes

Yasmin Perez, Secretary

Zoning Board of Adjustment