

**ZONING BOARD OF ADJUSTMENT
MEETING SEPTEMBER 16, 2015**

The caucus meeting began at 7:00 P.M. and the meeting began at 7:30 P.M.

Members present were:

George LoBiondo
Robert Ortega
James Kubiak
William Guccio
Andrew Fabbri
Vandy Colter

Members absent were: Elaine Greenberg, Ryan Flaim

Others Present were: Solicitor Frank DiDomenico, Secretary Yasmin Ricketts, Zoning Officer Patrick Finley, Principal Planner Stephen Hawk, and Principal Engineer David Maillet.

The Chairman entertained a motion to approve the minutes from the September 16, 2015 meeting.

Roll call:

Mr. Guccio: Yes
Mr. Fabbri: Yes
Dr. Colter: Abstain
Mr. Kubiak: Yes
Mr. Ortega: Yes
Mr. LoBiondo: Yes

The Chairman entertained a motion to approve the resolutions from the September 16, 2015 meeting.

Roll call:

Mr. Guccio: Yes
Mr. Fabbri: Yes
Dr. Colter: Abstain
Mr. Kubiak: Yes
Mr. Ortega: Yes
Mr. LoBiondo: Yes, Abstain #2015-36 and #2015-38

Mr. DiDomenico went over the revisions to the agenda for the evening.

Applicant- **Craig & Margaret Huston**-68 Old Forest Road, Block 702, Lot 16, Zone A-5.

Craig and Margaret Huston testified on their own behalf. They are requesting to construct a 30' x 48' detached pole barn with an attached lean-to measuring 12' x 48' totaling 2,015 square feet. Mrs. Huston stated that the proposed detached garage will be for storage of three vehicles and her son's sporting equipment. Her father is disabled and the covered pole barn will be helpful in caring for him. It will be used for personal purposes only. Once the pole barn is constructed the shed will be removed. Neighbors in the area have the same size building and larger. The height of the pole barn will be 12'.

Chairman made a motion to close the public hearing.

Roll call:

Mr. Gruccio: Yes

Mr. Ortega: Yes

Mr. Kubiak: Yes

Dr. Colter: Yes

Mr. Fabbri: Yes

Mr. LoBiondo: Yes

Mr. Ortega made a motion to approve the application.

Roll call:

Mr. Ortega: Yes

Mr. Kubiak: Yes

Mr. Fabbri: Yes

Mr. Gruccio: Yes

Dr. Colter: Yes

Mr. LoBiondo: Yes

Application was approved.

Applicant- **United Fellowship Church**-2025 Almond Road, Block 2604, Lot 10, Zone I-2.

The applicant was represented by Jennifer Carlson, Esq. They are proposing to construct a 1,200 square foot addition to an existing building and utilize the entire building as a church.

Stephen Fillipone, Professional Engineer, testified on behalf of the applicant. The applicant received a use variance from the Zoning Board in May of 2014. There will be five parking spaces in the front of the church and one handicap space plus fifteen parking spaces to the rear of the building. The church is be 2,400 square feet with the addition and it will have fifty-one seats. There will be a sidewalk along the side of the building. There is a water line running to the building and there will be an on-site septic system. In response to the Planning Report, comment 5(a), the side buffer variance on the east side was previously granted by the Zoning Board. Comment 6, waiver for the storm water management basin setbacks on the east side of 15' and on the west side of 15' whereas 20' is required on each side. Comment 7, existing non-conformities are not be changed. Comment 13, will include a zoning schedule to the perfected plan. Comment 13 (b), waiver to not show the contour lines based on the US Coast and Geodetic data. As for the Engineering Report, comment 2, waiver for hairpin markings. Comment 3, will comply with providing signs at all exits and roadways. Comment 4, handicap ramp was changed on the plans. The applicant will comply with the remainder of the report.

Mr. Hawk indicated that he had no objection to the waiver in comment 3 in the Planning Report.

Felicia Williams, daughter of the church's pastor, testified on behalf of the church. The church operates services on Sunday and Sunday school. There are also fellowship meetings on that day. They hold bible study and prayer on Tuesday nights.

Chairman made a motion to close the public hearing.

Roll call:

Mr. Kubiak: Yes

Dr. Colter: Yes

Mr. Fabbri: Yes

Mr. Gruccio: Yes

Mr. Ortega: Yes

Mr. LoBiondo: Yes

Mr. Ortega made a motion to approve the application.

Roll call:

Mr. Fabbri: Yes

Mr. Gruccio: Yes

Mr. Ortega: Yes

Mr. Kubiak: Yes

Dr. Colter: Yes

Mr. LoBiondo: Yes

Application was approved.

Applicant- **Mark Babenko & Nadezhda Papik**-2738 N. Delsea Drive, Block 604, Lot 9, Zone B-3.

The applicant was represented by Dante Romanini, Esq. The applicant is requesting site plan approval and "d" variance to construct a 1,152 square foot, 2 bay addition to an existing general repair building to establish a towing facility with a storage area for 60 vehicles and to establish a vehicle rental business for four U-Haul trucks. The zoning Board granted a use variance on February 18, 2015. The original plans proposed two driveways but NJDOT wants one driveway so the southern driveway was eliminated. The driveway onto Delsea Drive will have two exit lanes. In the Planning Report comment 6, the applicant will comply with the sign standards. Comment 7 (a), the applicant will comply with the parking space row length without a tree island break. Comment (b), the applicant will comply with providing a storm water management basin drive. Comment 8, the applicant needs a variance for a side yard setback on the south side of 3.3' whereas 10' is required. Comment 9, the applicant will comply with the Airport Hazard area standards. The applicant requested additional parking on-site. The original application listed 37 parking spaces. They now want a total of 45 parking spaces. The additional 8 parking spaces in the front south side would be made by double stacking the cars in those spaces. It would be for vehicles that are beings serviced. Another idea would be to add parking spaces to the paved area.

Mark Babenko testified on his own behalf. There will be ten total employees during shifts. Six employees will be on a main shift. Four employees are towing and dispatching.

Mr. Hawk indicated that the drive aisle is 30' wide whereas 24' is standard. The aisle should not be less than 24' wide. Double stacking vehicles will reduce that width. He suggested adding pavement to the west side to accommodate the eight additional parking spaces.

Jerome Irick, Professional Engineer, testified on behalf of the applicant. The ordinance requires 24 parking spaces. The public garage has 4 bays and 6 parking spaces per bay. The double stacking will be for inoperable vehicles only. Comment 12 in the Planning Report, proposed stone surface. Black top surface damages the vehicles. They will be able to maintain it better. The area will also be destroyed by the vehicles.

Mr. Hawk suggested a paved drive aisle down the center, minimum of 10' to 12' wide with crushed stone on the sides. The applicant agreed.

Mr. Irick explained that the applicant needs waivers for comments 12(c) and (d), full frontage curb along Delsea Drive and Forest Grove Road. They would have to modify their NJDOT approval and they are concerned about time. They can provide a landscaped earthen berm instead.

Mr. Hawk explained that full frontage curb is required by ordinance. It provides a finished look to the property and would prevent entrance to the site other than the entrance. He has no objection to providing curbing to Forest Grove Road because there is in development along that frontage.

Mr. Maillet indicated that in the Engineering Report, comments 5 and 6, reviewing and revising drainage areas to include off-site flow which contributes to the site and proposed grades revised to maintain the existing flow path. Comment 15 should be revised to read "The applicant should reduce the proposed clearing in the vicinity of the proposed basin."

Mr. Irick explained that the applicant is requesting a waiver from comment 13, hairpin markings on parking stalls. They will also comply with the remainder of the report.

Mr. Babenko testified that comment 20 in the Engineering Report, he rents the mounted light on the city utility pole. Mr. Maillet advised him to submit a letter from the Vineland Electric Utility.

Chairman made a motion to close the public hearing.

Roll call:

Mr. Fabbri: Yes

Mr. Guccio: Yes

Mr. Ortega: Yes

Mr. Kubiak: Yes

Dr. Colter: Yes

Mr. LoBiondo: Yes

Mr. Ortega made a motion to approve the application.

Roll call:

Mr. Fabbri: Yes

Mr. Guccio: Yes

Mr. Ortega: Yes

Mr. Kubiak: Yes

Dr. Colter: Yes

Mr. LoBiondo: Yes

Application was approved.

Chairman made a motion to adjourn.

Roll call:

Mr. Fabbri: Yes

Mr. Gruccio: Yes

Mr. Ortega: Yes

Mr. Kubiak: Yes

Dr. Colter: Yes

Mr. LoBiondo: Yes

Meeting adjourned at 8:50 PM

Yasmin Ricketts, Secretary

Zoning Board of Adjustment