

**ZONING BOARD OF ADJUSTMENT  
MEETING JANUARY 18, 2012**

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

**Members present were:**

Edwin Bergamo  
John Cheli  
Alan Angelo  
George LoBiondo  
Elaine Greenberg  
Leroy Goldblatt  
Jeffrey Francesconi  
Robert Ortega

**Member absent was:** Edward Avena

**Others Present were:** Solicitor Frank DiDomenico, Secretary Yasmin Ricketts, Senior Planner Steven Hawk, and Zoning Official Patrick Finley.

Mr. DiDomenico led the meeting the reorganization for the year.

Mr. Angelo nominated Edwin Bergamo as chairman, Mr. Goldblatt seconded.

Roll call:

Mr. LoBiondo: Yes  
Mr. Francesconi: Yes  
Ms. Greenberg: Yes  
Mr. Cheli: Yes  
Mr. Goldblatt: Yes  
Mr. Angelo: Yes  
Mr. Bergamo: Yes

Mr. Angelo nominated Elaine Greenberg as vice chairperson, Mr. Goldblatt seconded.

Roll call:

Mr. LoBiondo: Yes  
Mr. Francesconi: Yes  
Ms. Greenberg: Yes  
Mr. Cheli: Yes  
Mr. Goldblatt: Yes  
Mr. Angelo: Yes  
Mr. Bergamo: Yes

Mr. Goldblatt nominated Frank DiDomenico as solicitor, Ms. Greenberg seconded.

Roll call:

Mr. LoBiondo: Yes

Mr. Francesconi: Yes

Ms. Greenberg: Yes

Mr. Cheli: Yes

Mr. Goldblatt: Yes

Mr. Angelo: Yes

Mr. Bergamo: Yes

Mr. Cheli nominated Yasmin Ricketts as secretary, Ms. Greenberg seconded.

Roll call:

Mr. LoBiondo: Yes

Mr. Francesconi: Yes

Ms. Greenberg: Yes

Mr. Cheli: Yes

Mr. Goldblatt: Yes

Mr. Angelo: Yes

Mr. Bergamo: Yes

Mr. DiDomenico went over the meeting schedule for 2012.

Roll call:

Mr. LoBiondo: Yes

Mr. Francesconi: Yes

Ms. Greenberg: Yes

Mr. Cheli: Yes

Mr. Goldblatt: Yes

Mr. Angelo: Yes

Mr. Bergamo: Yes

The official newspaper The Daily Journal as newspaper of record.

Roll call:

Mr. LoBiondo: Yes

Mr. Francesconi: Yes

Ms. Greenberg: Yes

Mr. Cheli: Yes

Mr. Goldblatt: Yes

Mr. Angelo: Yes

Mr. Bergamo: Yes

Minutes and resolutions from December 21, 2011 meeting were adopted.

Mr. DiDomenico went over agenda revisions to the evening. The applications for the Andrew Stolar, Nicholas Mainiero, and Michael Brosh will be carried to the February 15, 2012 meeting.

Applicant- **Edward Presgraves**, 935 N. Main Road, Block 5101, Lot 72, Zone R-3. The applicants Mr. & Mrs. Presgraves testified on their own behalf and want to install an oversized carport.

Mr. DiDomenico explained that it is a bulk variance for an accessory structure in a front yard corner lot.

Mr. Bergamo wanted to know if they meet the codes.

Mr. Finley stated that they need a permit in order to install it.

Mr. Bergamo wanted to know if it was for personal use.

Mr. Presgraves explained that it would be for personal use.

Mr. Hawk is concerned with the structure sitting towards the front yard. He would like to know the color to make sure it is aesthetically pleasing.

Mrs. Presgaves stated that it would be green in color.

Mr. DiDomenico wanted to know if they had a garage.

Mrs. Presgraves stated that there was not a garage.

Chair made a motion to close the public hearing.

Roll call:

Mr. LoBiondo: Yes

Mr. Francesconi: Yes

Ms. Greenberg: Yes

Mr. Cheli: Yes

Mr. Goldblatt: Yes

Mr. Angelo: Yes

Mr. Bergamo: Yes

Mr. Goldblatt made a motion to approve the application, Mr. LoBiondo seconded.

Roll call:

Mr. LoBiondo: Yes

Mr. Francesconi: Yes

Ms. Greenberg: Yes

Mr. Cheli: Yes

Mr. Goldblatt: Yes

Mr. Angelo: Yes

Mr. Bergamo: Yes

Application was **granted**.

Applicant- **Sonia Rivera**, 1513 W. Walnut Road, Block 5501, Lot 8, Zone R-5. Teresa Rivera translated for her mother Sonia Rivera. Ms. Rivera would like to construct a garage for her cars and lawn mower. It is slightly oversized.

Mr. Bergamo wanted to know if it was for personal use.

Ms. Rivera explained that it was just for personal use.

Mr. LoBiondo wanted to know the height of the pole barn.

Mr. Bergamo stated it was 10' to the eave.

Chair made a motion to close the public hearing.

Roll call:

Mr. LoBiondo: Yes

Mr. Francesconi: Yes

Ms. Greenberg: Yes

Mr. Cheli: Yes

Mr. Goldblatt: Yes

Mr. Angelo: Yes

Mr. Bergamo: Yes

Mr. LoBiondo made a motion to approve the application, Ms. Greenberg seconded.

Roll Call:

Mr. LoBiondo: Yes

Mr. Francesconi: Yes

Ms. Greenberg: Yes

Mr. Cheli: Yes

Mr. Francesconi: Yes

Mr. Angelo: Yes

Mr. Bergamo: Yes

Application was **granted**.

Applicant- **Cumberland County Habitat for Humanity, Inc.**, 3445 Delsea Drive, Block 403, Lot 1, Zone B-3. The applicant was represented by Michael Fralinger, Esq.

Mr. Finley stated that he previously on the board for Habitat for Humanity.

The applicant is requesting a use variance and bulk variance. The property is located in the B-3 zone, and the area is prominently residential. It is located on north Delsea Drive and Regina Elaina Avenue. Habitat for Humanity received this property by way of a donation. Exhibit A-1, is a copy of the tax map depicting the residential and commercial lots.

David Hanerhan, serves on the Habitat for Humanity board. The property has been owned since 2005 and was sold to them for \$1.00 with a deed restriction.

Exhibit A-2, copy of the deed was given to the board.

The program is to create affordable housing. The applicant must meet the criteria and put in sweat equity. The program helps people become home owners.

Mr. Fralinger explained that they will make the driveway off of Regina Elena as far away from Delsea Drive as possible. There is no public sewer available, so a septic system is necessary. The lot is undersized but it is one of the larger lots in the area.

Frank Bottino, owner of the adjoining property. He believes this area is unsafe for a house and families with children.

Chair made a motion to close the public hearing.

Roll call:

Mr. LoBiondo: Yes

Mr. Francesconi: Yes

Ms. Greenberg: Yes

Mr. Cheli: Yes

Mr. Francesconi: Yes

Mr. Angelo: Yes

Mr. Bergamo: Yes

Mr. LoBiondo made a motion to approve the application, Mr. Goldblatt seconded.

Roll Call:

Mr. LoBiondo: Yes

Mr. Francesconi: Yes

Ms. Greenberg: Yes

Mr. Cheli: Yes

Mr. Francesconi: Yes

Mr. Angelo: Yes

Mr. Bergamo: Yes

Application was **granted**.

Applicant-**Danza-Delsea Group of Vineland, LLC**, 3070 S. Delsea Drive, Block 7001, Lot 24, Zones B-3/IN-1. The applicant was represented by Michael Gruccio, Esq. The applicant is seeking a use variance and will return for site plan approval if the request is granted. The site is located near the Regional Medical Center and Cumberland County College. The property is 31.7 acres in a split zone.

Steven Nardelli, Professional Planner, testified on behalf of the applicant. The property is on the west side of Delsea Drive, south of Sherman Avenue. The lot is 31.7 acres, 417' wide, and does not go all the way back to College Drive. They are proposing mixed use

with the front being a commercial retail use. The rear will have sixteen structures that include twelve residential units in each. The surrounding properties are woods, medical offices, Wawa, vacant property, and a solar facility under construction.

Mr. Bergamo wanted to know what types of single family homes are being proposed.

Mr. Nardelli stated that they are not sure yet.

Ms. Greenberg wanted Mr. Nardelli to explain what would go into the retail spaces.

Nathan Mosley, Traffic Engineer, testified on behalf of the applicant. The plan shows two access points, ingress, and egress. He prepared a traffic impact study dated December 5, 2011. The data collected included Delsea Drive, Sherman Avenue, Butler Avenue, and College Drive during peak conditions. They checked how the project would impact the traffic.

Mr. Bergamo stated that traffic is really busy on Delsea Drive, and it is really difficult to make a left hand turn on to Delsea Drive.

Mr. Mosley explained that the traffic lights on Sherman Avenue and Butler Avenue cause platoons.

Mr. LoBiondo wanted to know how an analysis could be made without knowing the exact use.

Mr. Mosley explained that it is calculated on the worst case scenario.

Ms. Greenberg wanted to know if there were going to be any issues with school buses.

Mr. Mosley stated that the circulation plan would be looked at when the site plan is completed.

William Crane, Professional Planner, testified on behalf of the applicant. The conceptual site plan was reviewed. The business would be developed in accordance to the B-3 zone. The residential portion will be in the rear towards College Drive. It would be 192 townhouses with 1-2 bedrooms. Special reasons were offered to the board including the purposes of land use.

Chair made a motion to close the public hearing.

Roll call:

Mr. LoBiondo: Yes

Mr. Francesconi: Yes

Ms. Greenberg: Yes

Mr. Cheli: Yes

Mr. Francesconi: Yes

Mr. Angelo: Yes

Mr. Bergamo: Yes

Mr. LoBiondo made a motion to approve the application, Mr. Goldblatt seconded.

Roll Call:

Mr. LoBiondo: Yes

Mr. Francesconi: Yes

Ms. Greenberg: Yes

Mr. Cheli: Yes

Mr. Francesconi: Yes

Mr. Angelo: Yes

Mr. Bergamo: Yes

Application was **continued** until February 15, 2012.

Chair made a motion to adjourn.

Roll call:

Mr. LoBiondo: Yes

Mr. Francesconi: Yes

Ms. Greenberg: Yes

Mr. Cheli: Yes

Mr. Francesconi: Yes

Mr. Angelo: Yes

Mr. Bergamo: Yes

Meeting adjourned at 9:45 PM

Yasmin Ricketts, Secretary

**Zoning Board of Adjustment**