

ZONING BOARD OF ADJUSTMENT
MEETING AUGUST 15, 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
Edward Avena
Elaine Greenberg
Alan Angelo
George LoBiondo
Jeffrey Francesoni

Member absent was: Robert Ortega, John Cheli, and Leroy Goldblatt

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

Mr. DiDomenico went over the revisions to the agenda.

The Chairman entertained a motion to approve the minutes from the July 18, 2012 meeting.

Roll call:

Mr. LoBiondo: Yes
Mr. Avena: Yes
Ms. Greenberg: Yes
Mr. Francesconi: Yes
Mr. Angelo: Yes
Mr. Bergamo: Yes

The Chairman entertained a motion to approve the resolutions from the July 18, 2012 meeting.

Roll call:

Mr. LoBiondo: Yes
Mr. Avena: Yes
Ms. Greenberg: Yes
Mr. Francesconi: Yes
Mr. Angelo: Yes
Mr. Bergamo: Yes

Applicant- **Laurie Conant**, 1149 S West Avenue, Block 4812, Lot 37, Zone R-5. The applicant testified with her husband Charles Conant on their own behalf, and would like to construct an oversized garage. They previously went before the board and were

denied their request due to the excessive size of the pole barn. They have revised the size to 28' x 24' with the two buildings combined including the overhangs.

Mr. DiDomenico stated that the total size will not exceed 1183 square feet including the overhangs.

Ms. Conant explained that it is for personal use only. The small garage will have two overhead doors, and the large garage will have none.

Chairman entertained a motion to close the public hearing.

Roll call:

Mr. LoBiondo: Yes

Mr. Avena: Yes

Ms. Greenberg: Yes

Mr. Francesconi: Yes

Mr. Angelo: Yes

Mr. Bergamo: Yes

Mr. Angelo made a motion to approve the application.

Roll call:

Mr. LoBiondo: Yes

Mr. Avena: Yes

Ms. Greenberg: Yes

Mr. Francesconi: Yes

Mr. Angelo: Yes

Mr. Bergamo: Yes

Application was **granted**.

Applicant- **Schwartz Properties, LLC**, 942 S Delsea Drive, Block 4705, Lot 52, Zones B-3/R-3. Mr. LoBiondo excused himself due to a conflict. The applicant was represented by Mr. Michael Fralinger, Esq. They are seeking minor subdivision approval for and "C" variance for the remainder of the lot. The site is over eight acres in size and creating 3 new lots in the residential zoned portion. The property is split lot zoned approximately 400' from Delsea Drive. The last 200' is in the R-3 zone. There are the lots being created in that zone. The lots meet or exceed all of the bulk requirements zones. One lot will have two different uses, but the uses are correct for the zones that they will be in. The board previously approved a retail complex with eight tenants. They seek to place a sign for that retail space along Delsea Drive. It complies with the size requirements. The placement of the sign is 22' from the property line, and it has to be farther than that. It was placed there because it was the only grassed area, and placing it on the concrete would create a conflict with parking. There is no conflict with the neighboring sign.

Mr. Angelo wanted to know if there were any issues with the Planner's and Engineering review reports.

Mr. Fralinger stated that there were no issues with the reports.

Chairman entertained a motion to close the public hearing.

Roll call:

Mr. Avena: Yes

Ms. Greenberg: Yes

Mr. Francesconi: Yes

Mr. Angelo: Yes

Mr. Bergamo: Yes

Mr. Angelo made a motion to approve the application.

Roll call:

Mr. Avena: Yes

Ms. Greenberg: Yes

Mr. Francesconi: Yes

Mr. Angelo: Yes

Mr. Bergamo: Yes

Application was **granted**.

Applicant- **Gold Key Development Company, Inc.**, 1940 S West Blvd, Block 6102, Lot 19, Zone I-3. The applicant was represented by Dante Romonini, Esq., and they are requesting a use variance with a waiver of site plan requirements. In the late 1990's a "D" variance was granted to allow an office building. A portion of the building will be occupied by the cheerleading school. The other portion will remain the same. The cheerleading school will occupy 3000 square feet of the site. It is a very low intensity use with two employees. They will operate Monday through Friday and Saturday mornings. The Christ Church use will be opposite the other uses on the site, and they also have a low intensity. They will operate Sunday and Thursday evenings. That will leave the site with two vacant spaces on the property. Parking is not an issue because the hours of operation are different.

Mr. LoBiondo wanted to know if there were any plans for future activates.

Michael Ayeni, Church Representative, testified on behalf of the church. The weekly services will be Sunday 10:00am and 6:00pm. They will also have services Thursday 7:00pm.

Mr. Hawk asked if they looked at other sites for a church.

Mr. Ayeni explained that they looked at other sites, but they could not afford the prices.

Mr. DiDomenico asked if there would be any signage for the church.

Mr. Ayeni explained that a wall sign would be installed for the church.

Mr. Hawk expressed concerns with church in the I-3 zone, and the city offers seventeen zones for church uses.

Mr. Bergamo explained that most church locations are temporary. The landlord can lease it and when the economy gets better they can end the lease.

Ms. Greenberg wanted to know what Children's Choice was.

Mr. Romonini explained that it is a daycare center.

Chairman entertained a motion to close the public hearing.

Roll call:

Mr. LoBiondo: Yes

Mr. Avena: Yes

Ms. Greenberg: Yes

Mr. Francesconi: Yes

Mr. Angelo: Yes

Mr. Bergamo: Yes

Mr. Angelo made a motion to approve the application.

Roll call:

Mr. LoBiondo: Yes

Mr. Avena: Yes

Ms. Greenberg: Yes

Mr. Francesconi: Yes

Mr. Angelo: Yes

Mr. Bergamo: Yes

Application was **granted**.

Chair made a motion to adjourn.

Roll call:

Mr. LoBiondo: Yes

Mr. Avena: Yes

Ms. Greenberg: Yes

Mr. Francesconi: Yes

Mr. Angelo: Yes

Mr. Bergamo: Yes

Meeting adjourned at 8:09 PM

Yasmin Ricketts, Secretary

Zoning Board of Adjustment

