

**ZONING BOARD OF ADJUSTMENT
MEETING SEPTEMBER 19, 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
Alan Angelo
George LoBiondo
Leroy Goldblatt
Jeffrey Francesoni
Robert Ortega

Member absent was: Elaine Greenberg & John Cheli

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

The Chairman entertained a motion to approve the minutes from the August 15, 2012 meeting.

Roll call:

Mr. LoBiondo: Yes
Mr. Avena: Yes
Mr. Francesconi: Yes
Mr. Ortega: Abstain
Mr. Goldblatt: Yes
Mr. Angelo: Yes
Mr. Bergamo: Yes

The Chairman entertained a motion to approve the resolutions from the August 15, 2012 meeting.

Roll call:

Mr. LoBiondo: Yes
Mr. Avena: Yes
Mr. Francesconi: Yes
Mr. Ortega: Abstain
Mr. Goldblatt: Yes
Mr. Angelo: Yes
Mr. Bergamo: Yes

Mr. DiDomenico went over the revisions to the agenda. The application for Fernanda Kaspar was postponed at the request of the applicant until October 17, 2012.

Applicant- **Ryan & Erin Briggs**, 2312 Monroe Avenue, Block 4406, Lot 3.1, Zone R-4. Ryan Briggs testified on his own behalf, and requested a front yard setback 35.5' vs. 40' required to construct a front porch.

Chairman entertained a motion to close the public hearing.

Roll call:

Mr. LoBiondo: Yes

Mr. Avena: Yes

Mr. Francesconi: Yes

Mr. Ortega: Yes

Mr. Goldblatt: Yes

Mr. Angelo: Yes

Mr. Bergamo: Yes

Mr. Ortega made a motion to approve the application.

Roll call:

Mr. LoBiondo: Yes

Mr. Avena: Yes

Mr. Francesconi: Yes

Mr. Ortega: Yes

Mr. Goldblatt: Yes

Mr. Angelo: Yes

Mr. Bergamo: Yes

Application was **granted**.

Applicant- **Pamela Albano-Capano**, 3311 N. East Boulevard, Block 901, Lot 17, Zone A-5. Ms. Capano testified on her own behalf, and she requested a 15' vs. 40' side yard setback on the northerly side required to construct a den in the back of the home.

Chairman entertained a motion to close the public hearing.

Roll call:

Mr. LoBiondo: Yes

Mr. Avena: Yes

Mr. Francesconi: Yes

Mr. Ortega: Yes

Mr. Goldblatt: Yes

Mr. Angelo: Yes

Mr. Bergamo: Yes

Mr. Ortega made a motion to approve the application.

Roll call:

Mr. LoBiondo: Yes

Mr. Avena: Yes

Mr. Francesconi: Yes

Mr. Ortega: Yes

Mr. Goldblatt: Yes

Mr. Angelo: Yes

Mr. Bergamo: Yes

Application was **granted**.

Applicant- **Calvary Chapel of Vineland, LLC**, 4630 Mays Landing Road, Block 7303, Lot 17, Zone W-6. The applicant was represented by Michael Fralinger, Esq., and was requesting a site plan approval for additional parking. Mr. Angelo and Mr. LoBiondo excused themselves due to conflict. The church use is a conditional use within the W-6 zone. The church use meets all of the conditions except one. In the W-6 zone there is a requirement to have a maximum impervious coverage of 30% of the site. Increasing the parking would need an impervious coverage variance of 37.46% vs. 30% required. Calvary Chapel purchased the property in January and current have about 500 seats for a large congregation. This property was originally approved as Michael's Indoor Soccer. Since then it has been used as other uses prior to Calvary Chapel. It was another church as well, but they did not need as much parking. The 68 spaces on site are not enough, and they will be adding for a total of 209 spaces. They want to extend the existing parking lot on the westerly side, adding a couple more rows there. On the easterly side they want to add a parking field. The property is close to seven acres so there is plenty of space. They will be adding additional drainage on the easterly side. There is an existing basin on the westerly side of the property. The new basin will be a shallow basin less than 2' in water depth. There is also a request to construct a new vestibule approximately 247' as well as a maintenance building of 1200 square feet. There are four sheds existing, and they will be removed. In the Planning Report, paragraph 5, a variance relief for conditional use of 37.46% is needed. There will be waives in paragraph six for the island breaks. They will lose 9-12 spaces if they put the island breaks in. This property has a lot of shade trees and woods around it. There is screening done by the prior owner. This situation is different because there is a select group of people utilizing the property at specific times on Sundays and Wednesdays. Paragraph 7b, some screening was cut off on the bottom. They went out and the trees grew that way, and nothing was cut off. They are requested a waiver for the screening. The remainder of the report and the Engineering Report are acceptable.

Mr. Hawk stated that he would not characterize the site as being in the middle of the woods. It is a completely clear site with a house to the east. There only a few trees along the frontage and the road. Our ordinance has this requirement because they do not want to see the large areas of asphalt go without some kind of break and alleviation of heat cause by a lot of asphalt. Maybe they can provide a certain amount of shade trees along the corners in the grass areas. There is a requirement of twelve trees.

Mr. Bergamo explained that it would be far less expensive. Twelve trees would be required and Mr. Hawk can determine the locations.

Mr. Hawk would also like the exact square footage of the structure along with the mezzanine on the perfected plans.

Chairman entertained a motion to close the public hearing.

Roll call:

Mr. Avena: Yes

Mr. Francesconi: Yes

Mr. Ortega: Yes

Mr. Goldblatt: Yes

Mr. Bergamo: Yes

Mr. Ortega made a motion to approve the application.

Roll call:

Mr. Avena: Yes

Mr. Francesconi: Yes

Mr. Ortega: Yes

Mr. Goldblatt: Yes

Mr. Bergamo: Yes

Application was **granted**.

Applicant- **Vineland Mennonite Church**, 1127 W. Garden Road, Block 1101, Lot 25, Zone I-B. The applicant was represented by Michael Fralinger, Esq., and was a use variance to construct a 200 square foot addition to an existing church to be utilized for school related activities and site improvements. Mr. LoBiondo excused himself due to conflict. The applicant will be adding a 2400 square foot addition. Currently they have 90-95 congregants, and the day school has about 35 enrolled students. The church holds services, and has to change and setup for school. They have been doing that for many years. They would like to separate the two uses within the building. If they add 2200 square feet, they can move the students to the school area and the large portion will be for the church use. The property is located in the I-B zone and seeking a use variance for the expansion. The property currently also has an approved cemetery use in the rear, and it will be shown on the perfected plan. The property was previously approved for 39 parking spaces and during construction they only constructed about 25 of those spaces. They want to construct the remainder of the spaces that were previously approved. It does not create any additional variances. They property meets all the standards for a church and school use. They would like to add 14 spaces and be complaint with parking. There are no issues with the Planner's Report or Engineering Report. They do not need any outdoor trash facilities because trash is minimal.

Chairman entertained a motion to close the public hearing.

Roll call:

Mr. Avena: Yes

Mr. Francesconi: Yes

Mr. Ortega: Yes

Mr. Goldblatt: Yes

Mr. Angelo: Yes
Mr. Bergamo: Yes

Mr. Angelo made a motion to approve the application.

Roll call:

Mr. Avena: Yes
Mr. Francesconi: Yes
Mr. Ortega: Yes
Mr. Goldblatt: Yes
Mr. Angelo: Yes
Mr. Bergamo: Yes

Application was **granted**.

Chair made a motion to adjourn.

Roll call:

Mr. Avena: Yes
Mr. Francesconi: Yes
Mr. Ortega: Yes
Mr. Goldblatt: Yes
Mr. Angelo: Yes
Mr. Bergamo: Yes

Meeting adjourned at 8:10 PM

Yasmin Ricketts, Secretary
Zoning Board of Adjustment