

**ZONING BOARD OF ADJUSTMENT
MEETING JANUARY 16, 2013**

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

Members present were:

Edwin Bergamo
Elaine Greenberg
Alan Angelo
Leroy Goldblatt
George LoBiondo
Jeffrey Francesoni
John Cheli

Members absent were: Edward Avena and Robert Ortega

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

Mr. DiDomenico opened the meeting to reorganize for the year.

Mr. LoBiondo made a motion to nominate Edwin Bergamo as Chairman, Mr. Cheli 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. Bergamo made a motion to nominate Elaine Greenberg as Vice Chairperson, Mr. Cheli 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 made a motion to nominate Frank DiDomenico as Solicitor, 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. Bergamo made a motion to nominate Yasmin Ricketts as Secretary, 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

Mr. DiDomenico went over the meeting schedule for 2013.

Roll call:

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

The Chairman entertained a motion to approve the resolutions from the December 19, 2012 meeting. Resolutions 2012-45, 2012-46, 2012-47, 2012-48, 2012-49, 2012-50.

Roll call:

Mr. LoBiondo: Yes, Abstain #2012-49 and #2012-50
Mr. Francesconi: Yes
Ms. Greenberg: Yes
Mr. Cheli: Yes
Mr. Goldblatt: Yes
Mr. Angelo: Yes
Mr. Bergamo: Yes

The Chairman entertained a motion to approve the minutes from the December 19, 2012 meeting.

Roll call:

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

Mr. Bergamo went over revisions to the agenda for the night.

Mr. Tedesco explained that he would like to carry the application for Major Petroleum to February 20, 2013 with no further notice. They anticipated a full board to hear the application.

Applicant- **Vineland Housing Development**, 35 W. Almond Street, Block 3702, Lot 4, Zones R-2/RB-1. The applicant was represented by Michael Fralinger, Esq. Mr. LoBiondo recused himself because of a conflict.

In 2004 the Vineland Development Corporation received preliminary approval. In 2005 they received final approval for 17 lot major subdivision for the construction of affordable housing. The Vineland Housing Development are a non-profit corporation. They have pursued construction of the project. They do it by loan monies and grant applications through the state of New Jersey Mortgage Finance Agency. A lot of the funding has not been available and things have changed. They have to cut site improvements cuts and change it to a rental project managed by the Vineland Housing Authority. It has to be changed to a single lot development. They are able to decrease impervious coverage on the site, bring houses closer together, and have open space towards Chestnut Avenue. It is beneficial to the Master Plan. The construction will be in the R-2 zone. They will return for a site plan and minor subdivision approval. The use variance that they are seeking is to have more than one dwelling on a lot.

Mr. Hawk wanted to know why the funding was not available.

Richard Ginnetti, Affordable Housing Project Consultant from the Book Group, testified on behalf of the applicant. When the project was conceived there was a push for subsidized housing. The state offered money through balanced housing and NJMFA for subsidies to produce low income home ownership. Those subsidies are no longer existent. The balanced housing program stopped providing money about four years ago. The New Jersey mortgage and finance agency called CHOICE had a program with a combination of a merging market and affordable market. It moved to just a merging market. There are no buyers so they are moving it to work force housing for renters because many people lost their homes due to the economy.

Mr. Fralinger explained that they would all be deed restricted housing. They will all be owned by the project entity which will be rented and managed by the DHA.

James DiPrimio, Holly Hill Terrace, was concerned with the drainage because his basement gets flooded. There is a pipe that drains from Holly Hill to Melrose.

Mr. DiDomenico explained that they would be installing a storm management system.

William Rossi, 64 Holly Hill Terrace, he did not see plans but he is concerned with vehicles. A family has at least two vehicles to function and he wanted to know the provisions for parking.

Mr. Fralinger explained that they would comply with the residential site improvement standards for parking.

Mr. Bergamo wanted to know if there would be off street parking.

Mr. Fralinger explained that there would be off street parking and it will be proposed.

Mr. Hawk explained that when the major subdivision went before the Planning Board, there were more people concerned about the project then now. One comment made at the Planning Board by several people, they were concerned about fence and screening. It is not a requirement when there are conforming uses on lots for single family homes. The Planning Board could not require it. It can be required with a site plan development. The Planning Board approval stated that

there was an abandoned cesspool and it would be taken care of by the Housing Authority. He would also like it on the Zoning Board approval.

Mr. Bergamo explained that an approval already exists.

Mr. Fralinger explained that the approvals obtained in 2004 and 2005 are still effective.

Chairman entertained a motion to close the public hearing.

Roll call:

Mr. Francesconi: Yes

Ms. Greenberg: Yes

Mr. Cheli: Yes

Mr. Goldblatt: Yes

Mr. Angelo: Yes

Mr. Bergamo: Yes

Mr. Angelo made a motion to approve the application.

Roll call:

Mr. Francesconi: Yes

Ms. Greenberg: Yes

Mr. Cheli: Yes

Mr. Goldblatt: Yes

Mr. Angelo: Yes

Mr. Bergamo: Yes

Application was **granted**.

Applicant- **Ellis Pond, LLC**, Lincoln Avenue and Chestnut Avenues, Block 654, Lot 1, Zone R-4. The applicant was represented by John Wade, Esq. They wanted to make an application under the conversion act relative to a 42 unit plan. It was approved as senior housing by the Zoning Board in the past. He became aware that the Chairman was going to step down and there would only be six members. Under the conversion act they need a majority of votes. They want to move the hearing until March. They will be amending the application so that there is a clear understanding ahead of time.

Chairman made a motion to adjourn.

Roll call:

Mr. LoBiondo: Yes

Mr. Avena: Yes

Ms. Greenberg: Yes

Mr. Francesconi: Yes

Mr. Ortega: Yes

Mr. Angelo: Yes

Mr. Bergamo: Yes

Meeting adjourned at 8:16 PM

Yasmin Ricketts, Secretary
Zoning Board of Adjustment

