

**ZONING BOARD OF ADJUSTMENT  
MEETING DECEMBER 18, 2013**

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

**Members present were:**

Edwin Bergamo  
George LoBiondo  
Allan Bernardini  
Alan Angelo  
Robert Ortega  
Ryan Flaim  
William Guccio  
Jeffery Francesconi

**Members absent were:** Elaine Greenberg

**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 November 13, 2013 meeting.

Roll call:

Mr. Ortega: Yes  
Mr. Guccio: Abstain  
Mr. Francesconi: Abstain  
Mr. Flaim: Yes  
Mr. Bernardini: Yes  
Mr. Angelo: Yes  
Mr. Bergamo: Yes

The Chairman entertained a motion to approve the resolutions from the November 13, 2013 meeting.

Roll call:

Mr. Ortega: Yes  
Mr. Guccio: Abstain  
Mr. Francesconi: Abstain  
Mr. Flaim: Yes  
Mr. Bernardini: Yes  
Mr. Angelo: Yes  
Mr. Bergamo: Yes

Applicant- **Physicians of SJ Realty, LLC**-3722 E. Landis Ave, Block 3303, Lot 20, Zone B-4. The applicant was represented by Michael Fralinger, Esq. They are proposing to utilize 3750 square feet of existing space within the Lincoln Plaza Shopping Center for an Urgent Care Medical Office. They need a bulk variance for parking. The site has 153 parking spaces vs. 174 parking spaces required by ordinance. There are two churches located within the shopping center and they meet during off hours. The current existing parking is sufficient for this facility.

Dr. John Ruskey, Licensed Physician, testified on behalf the applicant. He has been an emergency and urgent care physician for 23 years. He has been involved with urgent care centers for approximately five years, and he is the director for Atlantic Care. Urgent Care facilities address issues that are not an emergency but require medical attention within 24 hours. They do not require appointments and do not turn anyone away. The facility offers additional services such as suturing and x-rays. They will not handle serious life threatening medical issues. The medical office will be open seven days a week, 10-12 hours a day, and patients can schedule an appointment on their website. Patients are in and out within an hour.

Mr. Hawk wanted to know if there should be a dedicated parking space for an ambulance.

Dr. Ruskey indicated that 80% are non-emergencies so that may not be necessary.

Mr. Fralinger explained that the applicant is also requesting a waiver of site plan approval. There is a site plan from 1985, and they are not proposing any changes to the site.

Chairman made a motion to close the public hearing.

Roll call:

Mr. Ortega: Yes

Mr. Guccio: Yes

Mr. Francesconi: Yes

Mr. Flaim: Yes

Mr. Bernardini: Yes

Mr. Angelo: Yes

Mr. Bergamo: Yes

Mr. Angelo made a motion to approve the application.

Roll call:

Mr. Ortega: Yes

Mr. Guccio: Yes

Mr. Francesconi: Yes

Mr. Flaim: Yes

Mr. Bernardini: Yes

Mr. Angelo: Yes

Mr. Bergamo: Yes

Application was **granted**.

Chairman made a motion to adjourn.  
Roll call:

Mr. Ortega: Yes

Mr. Guccio: Yes

Mr. Francesconi: Yes

Mr. Flaim: Yes

Mr. Bernardini: Yes

Mr. Angelo: Yes

Mr. Bergamo: Yes

\Meeting adjourned at 8:30 PM

Yasmin Ricketts, Secretary

**Zoning Board of Adjustment**