

**ZONING BOARD OF ADJUSTMENT
MEETING DECEMBER 17, 2014**

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
Robert Ortega
Ryan Flaim
William Gruccio
Seth Velez

Members absent were: Jeffrey Francesconi, Elaine Greenberg

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

Mr. DiDomenico went over the revisions to the agenda for the evening. The applications for Linda Culp, Highmark Schools, RPJ Properties were carried to January 21, 2015 with no further notice.

Applicant- **Julie Vastano**-1775 Philip Street, Block 1905, Lot 27, Zone R-3.

Julie Vastano testified on her own behalf. The applicant is proposing to construct a two car garage located in her backyard. The garage is 960 square feet and 600 square feet is permitted. The structure will be for personal use only.

Mr. Hawk indicated that the sketch was not to scale. It appears that the garage is bigger than the house. The sketch is incorrect.

Chairman made a motion to close the public hearing.

Roll call:

Mr. LoBiondo: Yes
Mr. Gruccio: Yes
Mr. Velez: Yes
Mr. Flaim: Yes
Mr. Ortega: Yes
Mr. Bergamo: Yes

Mr. Ortega made a motion to approve the application.

Roll call:

Mr. LoBiondo: Yes
Mr. Gruccio: Yes
Mr. Velez: Yes
Mr. Flaim: Yes
Mr. Ortega: Yes
Mr. Bergamo: Yes

Application was granted.

Applicant- **Teric Stell**-1675 S. Orchard Road, Block 5601, Lot 10, Zone R-5.

Clarise Stell, co-owner of the property, testified on her own behalf. The applicant is proposing to construct a detached pole barn to be utilized for two personal vehicles and farm equipment. She lives on approximately 7.2 acres and her husband is planning to farm some of the land.

Mr. LoBiondo wanted to know if they will be selling any of the product from the farm.

Mrs. Stell indicated that they would be using the land for their own use.

Chairman made a motion to close the public hearing.

Roll call:

Mr. LoBiondo: Yes

Mr. Gruccio: Yes

Mr. Velez: Yes

Mr. Flaim: Yes

Mr. Ortega: Yes

Mr. Bergamo: Yes

Mr. LoBiondo made a motion to approve the application.

Roll call:

Mr. LoBiondo: Yes

Mr. Gruccio: Yes

Mr. Velez: Yes

Mr. Flaim: Yes

Mr. Ortega: Yes

Mr. Bergamo: Yes

Application was granted.

Applicant- **Isaac Belfus**-2783 E. Landis Avenue, Block 4501, Lot 3, Zone R-4.

Isaac Belfus testified on his own behalf. The applicant is proposing to construct a 12' x 18' addition to his home for a master bedroom on the southwest corner.

Mr. Finley indicated that the zone changed. The 12' set back is the same set back as the existing porch on the house. They are enclosing the porch and it is a technical variance.

Mr. Hawk explained that the construction official will want an approval from DEP for the wetlands on the property.

Mr. Belfus indicated that he has received a wetlands approval from DEP.

Chairman made a motion to close the public hearing.

Roll call:

Mr. LoBiondo: Yes

Mr. Gruccio: Yes

Mr. Velez: Yes

Mr. Flaim: Yes

Mr. Ortega: Yes

Mr. Bergamo: Yes

Mr. LoBiondo made a motion to approve the application.

Roll call:

Mr. LoBiondo: Yes

Mr. Gruccio: Yes

Mr. Velez: Yes

Mr. Flaim: Yes

Mr. Ortega: Yes

Mr. Bergamo: Yes

Application was granted.

Applicant- **Jennifer Luciano**-3662 Conley Drive, Block 6501, Lot 23, Zone R-4.

Jennifer Luciano testified on her own behalf. The applicant is proposing to construct an addition to a two car garage and making it a three car garage. The garage is 900 square feet and she is adding 450 square feet.

Mr. LoBiondo wanted to know about the lot lines.

Mr. Hawk explained that the applicant combined two lots into one lot. That lot line is still shown on the sketch and there is no lot line issue.

Mr. Flaim wanted to know if the driveway would be in the same location.

Ms. Luciano explained that it would stay the same. The garage is for personal use only.

Chairman made a motion to close the public hearing.

Roll call:

Mr. LoBiondo: Yes

Mr. Gruccio: Yes

Mr. Velez: Yes

Mr. Flaim: Yes

Mr. Ortega: Yes

Mr. Bergamo: Yes

Mr. Ortega made a motion to approve the application.

Roll call:

Mr. LoBiondo: Yes

Mr. Gruccio: Yes

Mr. Velez: Yes

Mr. Flaim: Yes

Mr. Ortega: Yes

Mr. Bergamo: Yes

Application was granted.

Applicant- **Obed and Marilyn Bermudez**-158 E. Elmer Street, Block 5801, Lots 58, 60, 61, Zone M-F.

The applicant was represented by Jose Silva, Esq. They would like to postpone the application until January 21, 2015.

Mr. DiDomenico explained that there were six members and they needed five affirmative votes for approval. They wanted to proceed with seven members.

Application was postponed until January 21, 2015.

Applicant- **Michael and Susan McKenna**-1483 Washington Avenue, Block 5101, Lot 6, Zone R-3.

The applicant was represented by Robert Casella, Esq. The applicant agreed to proceed with a six member board. There is an existing 4,000 square foot commercial block building on the property. In 1985, the owner received an approval from the Zoning Board of Adjustment to conduct a re-pack business operation. The building is currently used as a contractor's yard for the applicant's business. They are proposing to use 3, 152 square feet of the building for the construction business and 848 square feet for a guest house to be used occasionally. The contractor business has no employees and there are no signs proposed.

Mr. Bergamo wanted to know if all the equipment is stored inside of the building.

Michael McKenna and Susan McKenna testified on their own behalf.

Mr. Hawk wanted them to go over the nature of the business and to also clarify what is meant by periodic guest accommodations.

Mr. McKenna explained that he has an insulation business. Everything is stored inside of the building including tools and blow in machine. He and his wife have lived at this property for 10 years and have conducted the business for 10 years. He has two trucks that are kept on-site. The office for the business is in the house.

Mrs. McKenna explained that the guest quarters are for her best friends that live in Florida. They visit for one month per year and the guest quarters will be for them. The guest quarters include one bedroom, one bathroom, a kitchen, and a living room. It will not be a rental property and it will not have a separate address.

Chairman made a motion to close the public hearing.

Roll call:

Mr. LoBiondo: Yes

Mr. Gruccio: Yes

Mr. Velez: Yes

Mr. Flaim: Yes

Mr. Ortega: Yes

Mr. Bergamo: Yes

Mr. Ortega made a motion to approve the application.

Roll call:

Mr. LoBiondo: Yes

Mr. Guccio: Yes

Mr. Velez: Yes

Mr. Flaim: Yes

Mr. Ortega: Yes

Mr. Bergamo: Yes

Application was granted.

Applicant- **Juan & Yolanda Cortes**-151 W. Chestnut Avenue, Block 4805, Lot 2, Zone R-3.

The applicants testified on their own behalf. They are proposing to convert a single family home to a two family home. Mrs. Cortes explained that they are currently building a home on Oak Road. They would like to convert the house that they are currently living in into a two family home. Their daughter would be residing on one side of the house. One unit will have 3 bedrooms and the other will have 2 bedrooms. Nothing will be added and the garage will be converted into living space. The existing gazebo will be used for a carport.

Mr. Hawk explained that he did not see space for parking of vehicles. The driveway does not have access to Chestnut Avenue. The driveway goes to West Avenue.

Mrs. Cortes explained that there is an easement for access off of West Avenue. She indicated that she would show them the easement. Exhibit Cortes #1, photograph of the house and the driveway.

Mr. Hawk indicated that the plan is inaccurate.

Mr. Bergamo explained that they should return with a better plan that shows parking and maneuvering.

Application was continued until January 21, 2015.

Chairman made a motion to adjourn.

Roll call:

Mr. LoBiondo: Yes

Mr. Guccio: Yes

Mr. Velez: Yes

Mr. Flaim: Yes

Mr. Ortega: Yes

Mr. Bergamo: Yes

Meeting adjourned at 8:43 PM

Yasmin Ricketts, Secretary
Zoning Board of Adjustment