

**ZONING BOARD OF ADJUSTMENT  
MEETING JUNE 18, 2014**

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

**Members present were:**

Alan Angelo  
George LoBiondo  
Robert Ortega  
William Guccio  
Allan Bernardini

**Members absent were:** Jeffrey Francesconi, Ryan Flaim, Elaine Greenberg, Edwin Bergamo

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

The Chairman entertained a motion to approve the minutes from the May 21, 2014 meeting.

Roll call:

Mr. LoBiondo: Yes  
Mr. Guccio: Yes  
Mr. Bernadini: Yes  
Mr. Ortega: Abstain  
Mr. Angelo: Yes

The Chairman entertained a motion to approve the resolution from the May 21, 2014 meeting.

Roll call:

Mr. LoBiondo: Yes  
Mr. Guccio: Yes, Abstain Resolution #2014-23  
Mr. Bernadini: Yes  
Mr. Ortega: Abstain  
Mr. Angelo: Yes

Applicant- **Jeffrey Sautter**-1717 Garwood Lane, Block 5212, Lot 24, Zone R-4.

The applicant testified on his own behalf. The applicant seeks a variance to construct a 14' x 28' single family home addition and extending the roof line with 22.86' rear yard setback whereas 50' is required.

Chairman made a motion to close the public hearing.

Roll call:

Mr. LoBiondo: Yes  
Mr. Guccio: Yes  
Mr. Bernadini: Yes  
Mr. Ortega: Yes  
Mr. Angelo: Yes

Mr. Ortega made a motion to approve the application.

Roll call:

Mr. LoBiondo: Yes

Mr. Guccio: Yes

Mr. Bernadini: Yes

Mr. Ortega: Yes

Mr. Angelo: Yes

Application was **granted**.

Applicant- **Cumberland County Habitat for Humanity, Inc.**, 3321 N. Delsea Drive, Block 403, Lot 24, Zone R-6.

The applicant was represented by Michael Fralinger, Esq. The property fronts in north Delsea Drive. The property is an undersized lot for that zone. The zone requires 80,000 square feet and the property has about 15,600 square feet. The majority of the lots are 15,000 and 17,000 square feet but now are all R-6 zoning. This is that last vacant lot in that area. Exhibit Applicant #1, is an aerial photograph, picture of lot, and the tax map. The two properties immediately adjacent on the north and the south have the same dimensions as the proposed property. It is the last pre-existing non-conforming lot of record and the last vacant lot in the area so there is no detriment.

Chairman made a motion to close the public hearing.

Roll call:

Mr. LoBiondo: Yes

Mr. Guccio: Yes

Mr. Bernadini: Yes

Mr. Ortega: Yes

Mr. Angelo: Yes

Mr. Ortega made a motion to approve the application.

Roll call:

Mr. LoBiondo: Yes

Mr. Guccio: Yes

Mr. Bernadini: Yes

Mr. Ortega: Yes

Mr. Angelo: Yes

Application was **granted**.

Applicant- **Robert Odorizzi**, 2076 E. Landis Avenue, Block 3205, Lot 14, Zone R-4.

Mr. Guccio recused himself because of a conflict. The applicant testified on his own behalf. He would like to install an 8' high solid fence across the back terrace and around the garage. The 8' includes a decorative portion on the top of the fence. There is an unsightly property and he would like to block the view.

Chairman made a motion to close the public hearing.

Roll call:

Mr. LoBiondo: Yes

Mr. Bernadini: Yes

Mr. Ortega: Yes

Mr. Angelo: Yes

Mr. LoBiondo made a motion to approve the application.

Roll call:

Mr. LoBiondo: Yes

Mr. Bernadini: Yes

Mr. Ortega: Yes

Mr. Angelo: Yes

Application was **granted**.

Applicant- **Delsea Realty Associates, LLC**, 298 & 352 S. Delsea Drive, Block 3503, Lots 21 & 22, Zones B-3/R-3.

The applicant was represented by Michael Kizner, Esq. They appeared before the board in November of 2013 for preliminary and final site plan approval. The applicant would like a slight modification and move the building back 25'. They would like to build a 29.9' canopy from the building to Delsea Drive and 29' wide. They would like to add 10 square feet to each of the floors. Three parking spaces will be eliminated and one space added to the side of the new building.

Mr. Hawk indicated that in paragraph 1 of the Planning Report, the canopy is 700 square feet. He wanted to make sure that it was correct.

Mr. Kizner explained that the canopy is 900 square feet.

Mr. Hawk indicated that the Water Utility would like the water layout per their requirements on the perfected plan.

Mr. Kizner accepts both Planning and Engineering Reports.

Mr. Hawk indicated that there is a loss of parking spaces because of the orientation of building. There is a variance on lot 21 for 60 parking spaces whereas 158 parking spaces are required.

Chairman made a motion to close the public hearing.

Roll call:

Mr. LoBiondo: Yes

Mr. Gruccio: Yes

Mr. Bernadini: Yes

Mr. Ortega: Yes

Mr. Angelo: Yes

Mr. LoBiondo made a motion to approve the application.

Roll call:

Mr. LoBiondo: Yes

Mr. Gruccio: Yes

Mr. Bernadini: Yes

Mr. Ortega: Yes

Mr. Angelo: Yes

Application was **granted**.

Applicant- **Boos States Development**, 1151-1155 E. Chestnut Avenue, Block 5007, Lots 12 & 13, Zone R-P.

The applicant was represented by Damien DeDuca, Esq. A site plan was approved by the board on April 16, 2014. They now want to amend that approval. They are moving the building and parking lot up 19.5' toward Chestnut Avenue. When the use variance was presented there were 42 parking spaces in front of the building. They met with the professionals and made a decision to eliminate a row of parking spaces in the front yard to reduce the impervious coverage. The plan showed a front buffer of 25'. In April, the plan one parking space removed. Since that time, they realized the benefit of moving the building forward 19.5'. They will have a front buffer of 137', more than four times what the ordinance requires. It will allow them to achieve a significant cost savings. The previous plan had a small basin in the rear and underground storm management. This will allow more storm water storage above ground in the rear.

Mr. LoBiondo wanted to know if the basin was deeper.

Mr. John Pettit, Professional Engineer, explained that the depth of the basin is the same and the volume has expanded. The volume from the underground system transferred it to the above ground basin.

Mr. Hawk indicted that there was discrepancy about the wall sign. The plan will reflect what the board approved.

Chairman made a motion to close the public hearing.

Roll call:

Mr. LoBiondo: Yes

Mr. Guccio: Yes

Mr. Bernadini: Yes

Mr. Ortega: Yes

Mr. Angelo: Yes

Mr. LoBiondo made a motion to approve the application.

Roll call:

Mr. LoBiondo: Yes

Mr. Guccio: Yes

Mr. Bernadini: Yes

Mr. Ortega: Yes

Mr. Angelo: Yes

Chairman made a motion to adjourn.

Roll call:

Mr. LoBiondo: Yes

Mr. Guccio: Yes

Mr. Bernadini: Yes

Mr. Ortega: Yes

Mr. Angelo: Yes

Meeting adjourned at 8:07 PM

Yasmin Ricketts, Secretary

**Zoning Board of Adjustment**