

**ZONING BOARD OF ADJUSTMENT
MEETING JULY 16, 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
William Gruccio
Allan Bernardini
Jeffrey Francesconi

Members absent were: Ryan Flaim, Elaine Greenberg, Robert Ortega

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

The Chairman entertained a motion to approve the minutes from the June 18, 2014 meeting.

Roll call:

Mr. LoBiondo: Yes
Mr. Gruccio: Yes
Mr. Francesconi: Abstain
Mr. Bernadini: Yes
Mr. Bergamo: Abstain

The Chairman entertained a motion to approve the resolution from the June 18, 2014 meeting.

Roll call:

Mr. LoBiondo: Yes, voting for Ellis Pond under court order
Mr. Gruccio: Yes, Abstain 2014-28
Mr. Francesconi: Abstain
Mr. Bernadini: Yes
Mr. Bergamo: Abstain

Applicant- **Jeffrey Dutra**-1616 E. Elmer Road, Block 5901, Lot 86, Zone R-5.

The applicant testified on his own behalf. The applicant seeks a variance to construct 32' x 28' detached garage. The applicant will not exceed that size and the garage will be for his personal use only.

Chairman made a motion to close the public hearing.

Roll call:

Mr. LoBiondo: Yes
Mr. Gruccio: Yes
Mr. Francesconi: Yes
Mr. Bernadini: Yes
Mr. Bergamo: Yes

Mr. LoBiondo made a motion to approve the application.

Roll call:

Mr. LoBiondo: Yes

Mr. Guccio: Yes

Mr. Francesconi: Yes

Mr. Bernadini: Yes

Mr. Bergamo: Yes

Application was **granted**.

Applicant- **Gold Key Development Co., Inc.**- 2725 N. Delsea Drive, Block 6102, Lot 19, Zone I-3.

The applicant was represented by Rocco Tedesco, Esq. The applicant requests a minor subdivision approval, in conjunction with a use variance, to create one new lot with one remainder lot. Due to the poor economy there are empty buildings. They need a minor subdivision to cut off from the main portion of the property. The southernmost piece of the property contains a vacant manufacturing building. They intend to subdivide that portion and sell the manufacturing building. There is common access and shared parking by the various buildings. As to the Planning Division report, paragraph 7, there are 2 bulk variances. In paragraph 8, there is a variance for impervious lot coverage 81.7% provided whereas 60% maximum permitted. The applicant will comply with paragraph 9. In paragraph 11, the applicant will agree to a common access easement. In paragraph 12, the applicant agrees to share parking with the new lot. Paragraph 13, easements have been provided to Mr. Hawk for review. The applicant agrees to the remainder of the report. The applicant also agrees to all the comments in the Engineering report.

Mr. Hawk explained that the applicant proposes to share the twenty eight spaces on the remainder lot located to the north with the newly created lot which has fourteen spaces.

Chairman made a motion to close the public hearing.

Roll call:

Mr. LoBiondo: Yes

Mr. Guccio: Yes

Mr. Francesconi: Yes

Mr. Bernadini: Yes

Mr. Bergamo: Yes

Mr. LoBiondo made a motion to approve the application.

Roll call:

Mr. LoBiondo: Yes

Mr. Guccio: Yes

Mr. Francesconi: Yes

Mr. Bernadini: Yes

Mr. Bergamo: Yes

Application was **granted**.

Applicant- **D & D Kuzmicz**, 2076 E. Landis Avenue, Block 3205, Lot 14, Zone R-4.

The applicant was represented by Michael Fralinger, Esq. The applicant proposes to construct a single family home on the corner of South Main Road and Sheridan Avenue. The lot is a pre-existing, non-conforming lot. The lot is 22,545 square feet and the zone requires 43,560 square feet without municipal sewer. In 2008, the property was zoned R-3. The zoning changed calling for larger lots. The lot is the last lot along Sheridan Avenue that is not developed. Exhibit Applicant #1, copy of the tax map, was displayed to the board. All the lots are developed with single family dwellings. The applicant has the right to build the least intense use permitted in the zone. The setback requirements changed with the zone change. The application is a hardship variance. They are proposing to construct a small two story home. It will have two side yard setbacks and the front yard setback from Main Road.

Charles Harris, member of the public, stated that he purchased lot 28. His house is 3' from his property line. He would like the house to face Main Road and not Sheridan Avenue.

Mr. Fralinger explained that they could push the house forward 30' instead of 38'.

Jean McCarty, member of the public, stated that backing onto Sherman Avenue is dangerous and also is concerned from traffic noise.

Jacqueline Malench, member of the public, she stated that there are houses under foreclosure and they do not need another house built.

Michael Marciano, member of the public, stated that there is no hardship since the applicant could sell the lot.

Daniel Kuzmicz, applicant, testified on his own behalf. He has a contract to purchase this lot dated April 30, 2014. The potential buyer has children and would like the house to face Sheridan Avenue. Facing the house to Sheridan Avenue will also give room for the septic system. The house will be two story, consisting of 3 bedrooms, and an attached garage.

Chairman made a motion to close the public hearing.

Roll call:

Mr. Guccio: Yes

Mr. Francesconi: Yes

Mr. Bernadini: Yes

Mr. Bergamo: Yes

Mr. Bernadini made a motion to approve the application.

Roll call:

Mr. Guccio: Yes

Mr. Francesconi: Yes

Mr. Bernadini: Yes

Mr. Bergamo: Yes

Application was **granted**.

Applicant- **Michael Campion**, 1200 S. West Boulevard, Block 4812, Lot 12.7, Zone I-3.

Mr. Michael Campion testified on his own behalf. He proposes to utilize a portion of the building as a Martial Arts Academy and wholesale for Martial Arts supplies. He hopes to have one class per hour with 20 students per class. There is adequate parking in the large complex.

The academy will be open six days a week, Monday through Saturday, from 9:00AM until 9:00PM. He hopes to have a maximum three instructors. The wholesale business will be an internet business to sale to retailers.

Chairman made a motion to close the public hearing.

Roll call:

Mr. LoBiondo: Yes

Mr. Guccio: Yes

Mr. Francesconi: Yes

Mr. Bernadini: Yes

Mr. Bergamo: Yes

Mr. LoBiondo made a motion to approve the application.

Roll call:

Mr. LoBiondo: Yes

Mr. Guccio: Yes

Mr. Francesconi: Yes

Mr. Bernadini: Yes

Mr. Bergamo: Yes

Application was **granted**.

Chairman made a motion to adjourn.

Roll call:

Mr. LoBiondo: Yes

Mr. Guccio: Yes

Mr. Francesconi: Yes

Mr. Bernadini: Yes

Mr. Bergamo: Yes

Meeting adjourned at 9:02 PM

Yasmin Ricketts, Secretary

Zoning Board of Adjustment