

**ZONING BOARD OF ADJUSTMENT**  
**MEETING MAY 20, 2015**

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

**Members present were:**

George LoBiondo  
Elaine Greenberg  
William Gruccio  
Joseph Stefano  
James Kubiak  
Robert Ortega

**Members absent were:** Ryan Flaim and Andrew Fabbri

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

The Chairman entertained a motion to approve the minutes from the April 15, 2015 meeting.

Roll call:

Mr. Gruccio: Yes  
Ms. Greenberg: Yes  
Mr. Kubiak: Yes  
Mr. Ortega: Abstain  
Mr. Stefano: Yes  
Mr. LoBiondo: Yes

The Chairman entertained a motion to approve the resolutions from the April 15, 2015 meeting.

Roll call:

Mr. Gruccio: Yes  
Ms. Greenberg: Yes  
Mr. Kubiak: Yes  
Mr. Ortega: Abstain  
Mr. Stefano: Yes  
Mr. LoBiondo: Yes, Abstain Resolution #2015-22

Mr. DiDomenico went over the revisions to the agenda for the evening.

Ms. Greenberg entered the meeting at 7:35 PM.

Applicant- **Aaron Dickel**-436 W. Oak Road, Block 1604, Lot 24, Zone R-3.

Aaron and Lorraine Dickel testified on their own behalf. The applicants are proposing to keep 24 chickens are their property. Mr. Dickel testified that he was under enforcement because of a neighbor complaint. There are 24 chickens including 2 roosters. The property is short .16 acres to be a farm under ordinance. He will not have any more than 24 chickens at one time and will not sell the chickens or eggs for profit. The chickens are kept in two coops on the property.

Mr. Ortega wanted clarification on the chicken coops.

Mr. Dickel explained that one coop is 8' x 10' with a 6' high fence. The other coop is 23' x 20' with a 6' high fence. The chickens are kept mostly indoors and are taken out when he is doing his gardening. The roosters have no crow collars to help minimize the loud crow.

Mr. LoBiondo wanted to know about the neighbor living in the same duplex.

Mr. Dickel explained that his neighbor is his mother.

Mr. Hawk indicated that there is a side yard setback of 15' on the east side. The zone requires a minimum of 40' so an additional variance is needed.

Mr. Finley noted that the property was very well maintained and it is almost the size of a farm.

Chairman made a motion to close the public hearing.

Roll call:

Mr. Gruccio: Yes

Mr. Kubiak: Yes

Mr. Stefano: Yes

Mr. Ortega: Yes

Ms. Greenberg: Yes

Mr. LoBiondo: Yes

Mr. Stefano made a motion to approve the application.

Roll call:

Mr. Kubiak: Yes

Mr. Stefano: Yes

Mr. Ortega: Yes

Ms. Greenberg: Yes

Mr. Gruccio: Yes

Mr. LoBiondo: Yes

Application was approved.

Applicant- **Michael Guzman**-4343 Lake Road, Block 201, Lot 25, Zone A-5.

Mr. Guzman testified on his own behalf. He is proposing front yard, rear yard, side yard to the east, and side yard to the west for the construction of a single family home (modular home). The lot has an irregular shape. His grandfather lived in a mobile home on the property for approximately 50 years.

Mr. Ortega wanted to know if the applicant tried to acquire land from a neighboring property.

Mr. Guzman indicated that he reached out to his neighbors and they were not interested in selling any of their land. He is proposing to construct a 50' x 26' modular home to be delivered in two sections. The house will be 1,350 square feet.

Chairman made a motion to close the public hearing.

Roll call:

Mr. Stefano: Yes

Mr. Ortega: Yes

Ms. Greenberg: Yes

Mr. Gruccio: Yes

Mr. Kubiak: Yes

Mr. LoBiondo: Yes

Mr. Ortega made a motion to approve the application.

Roll call:

Mr. Ortega: Yes

Ms. Greenberg: Yes

Mr. Gruccio: Yes

Mr. Kubiak: Yes

Mr. Stefano: Yes

Mr. LoBiondo: Yes

Application was approved.

**Applicant- Garden Park Properties, LLC-1940 S.W. Boulevard, Block 6102, Lot 19.01, Zone I-3.**

The applicant was represented by Rocco Tedesco, Esq. The applicant would like to reallocate space between previously existing manufacturing operations and previously approved cheerleading operations and permit similar uses in the future. Aqua Marine Products previously occupied building C. Currently they have almost reduced operations completely. Most of the industrial uses in this building have diminished. Building A was approved for a 75 seat church in 2012. The cheerleading academy was approved for 5,000 square feet in 2012. Building B is now a daycare facility. The parking available is adequate for the uses on the site. The cheerleading academy is open from Monday through Friday 4:00PM until 9:00PM, and open Saturday from 9:00AM until 12 NOON. There are special events occasionally scheduled on Sundays. All the cheerleading activities are held indoors. They want to utilize the space for other similar uses. They have four years remaining on their lease.

Mr. DiDomenico explained that the term similar uses had to specific.

Mr. Tedesco stated that it would be indoor youth physical training activities.

Mr. Hawk indicated that the cheerleading use does fit well on the site. A broader option will be worth entertaining.

Ms. Greenberg wanted to know how many students attend the academy.

Mr. Tedesco indicated that there are 60 cheerleaders at present time. There is a maximum of 30 children at one time.

Alena Blizzard, Owner and Operator of Blitz Cheerleading Academy, testified on her own behalf. The academy trains children from two years old and up to eighteen years old for cheerleading competition. She has several that cheer for the high school and train for college scholarships.

Chairman made a motion to close the public hearing.

Roll call:

Mr. Ortega: Yes  
Ms. Greenberg: Yes  
Mr. Gruccio: Yes  
Mr. Kubiak: Yes  
Mr. Stefano: Yes  
Mr. LoBiondo: Yes

Mr. Ortega made a motion to approve the application.

Roll call:

Ms. Greenberg: Yes  
Mr. Gruccio: Yes  
Mr. Kubiak: Yes  
Mr. Stefano: Yes  
Mr. Ortega: Yes  
Mr. LoBiondo: Yes

Application was approved.

**Applicant- Boys and Girls Club of Vineland**-560 Crystal Avenue, Block 2328, Lot 2, Zone I-2.

The applicant was represented by Michael Gruccio, Esq. The applicant proposes to utilize the existing building on site for use by the Boys and Girls Club of Vineland.

Ms. Gail Morino, CEO of Bay Atlantic Bank, testified on behalf of the applicant. The credit union building located at 560 Crystal Avenue was in operation for 39 years until it was closed. The property has been up for sale since April 2013 and the building is currently being used for storage. The Board of Directors of the credit union decided to donate the property to the Boys and Girls Club of Vineland. The property is in a quiet neighborhood with little traffic and it will be a good location for them.

Mr. Gruccio indicated that it will be used as administrative offices and recreational/ training facilities. The I-2 zone permits schools that sponsor vocational training for industrial purposes. The Boys and Girls Club provides similar training preparing children for job placement. Currently the club occupies a portion of Cunningham School and it is being closed. The children are transported by bus after school or by their parents. They are given a snack, use of the computers, and assistance with homework. The club provides a safe place for inner city children after school.

Mr. Christopher Volker, Executive Director of the Boys and Girls Club of Vineland, testified on behalf of the applicant. Buses transport the children from school to the club and parents will pick them up. They also have a van for the children that do not have a ride home. The club is concerned for the safety of the children. They will not be allowed to run around outside. The children will be met at the door by a staff member and they will sign in. They have been looking for a home for ten years and the organization has five hundred registered members. It is growing at a very fast rate. They are being asked to vacate Cunningham School because the Board of Education is closing the building. The club conducts a career launch program to prepare the youth for work. The club also receives a Workforce Investment Grant from Cumberland County and an Attorney General Grant. They will clean up the building and site.

Mr. LoBiondo wanted to know if they planned to expand the building.

Mr. Volker explained that they are not expanding and will be beautifying the building and site.

Mr. Stefano wanted to know if the children would be transported to Landis Park.

Mr. Volker explained that the children would bussed to Landis park for outdoor activities.

Mr. Klaus Wolder, CEO of Geresheimer, member of the public, testified with regards to the application. He was concerned with the safety of the children and traffic from the neighboring industrial uses. He was also concerned that the zone would change and impact the future of his business.

Mr. Hawk explained that the activities would be indoors and very structured. Outdoor activities will be at the Landis Park.

Chairman made a motion to close the public hearing.

Roll call:

Mr. Gruccio: Yes

Mr. Kubiak: Yes

Mr. Stefano: Yes

Mr. Ortega: Yes

Ms. Greenberg: Yes

Mr. LoBiondo: Yes

Mr. Ortega made a motion to approve the application.

Roll call:

Mr. Kubiak: Yes

Mr. Stefano: Yes

Mr. Ortega: Yes

Ms. Greenberg: Yes

Mr. Gruccio: Yes

Mr. LoBiondo: Yes

Application was approved.

Chairman made a motion to adjourn.

Roll call:

Mr. Kubiak: Yes

Mr. Stefano: Yes

Mr. Ortega: Yes

Ms. Greenberg: Yes

Mr. Gruccio: Yes

Mr. LoBiondo: Yes

Meeting adjourned at 9:17 PM

Yasmin Ricketts, Secretary  
**Zoning Board of Adjustment**