

**ZONING BOARD OF ADJUSTMENT
MEETING JANUARY 20, 2016**

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
Robert Ortega
Ryan Flaim
William Guccio
Andrew Fabbri
Vandy Colter

Members absent were: James Kubiak

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

Mr. DiDomenico opened the meeting to reorganize for the year.

Mr. Ortega made a motion to nominate George LoBiondo as Chairman.

Roll Call:

Mr. Guccio: Yes
Dr. Colter: Yes
Ms. Greenberg: Yes
Mr. Fabbri: Yes
Mr. Flaim: Yes
Mr. Ortega: Yes
Mr. LoBiondo: Yes

Mr. Ortega made a motion to nominate Elaine Greenberg as Vice Chairperson.

Roll Call:

Mr. Guccio: Yes
Dr. Colter: Yes
Ms. Greenberg: Yes
Mr. Fabbri: Yes
Mr. Flaim: Yes
Mr. Ortega: Yes
Mr. LoBiondo: Yes

Mr. Ortega made a motion to nominate Frank DiDomenico as Solicitor.

Roll Call:

Mr. Guccio: Yes
Dr. Colter: Yes
Ms. Greenberg: Yes
Mr. Fabbri: Yes
Mr. Flaim: Yes
Mr. Ortega: Yes
Mr. LoBiondo: Yes

Mr. Ortega made a motion to nominate Yasmin Ricketts as Secretary.

Roll Call:

Mr. Guccio: Yes

Dr. Colter: Yes

Ms. Greenberg: Yes

Mr. Fabbri: Yes

Mr. Flaim: Yes

Mr. Ortega: Yes

Mr. LoBiondo: Yes

Mr. Ortega made a motion to approve the meeting schedule for 2016.

Roll call:

Mr. Guccio: Yes

Dr. Colter: Yes

Ms. Greenberg: Yes

Mr. Fabbri: Yes

Mr. Flaim: Yes

Mr. Ortega: Yes

Mr. LoBiondo: Yes

The Chairman entertained a motion to approve the minutes from the December 16, 2015 meeting.

Roll call:

Mr. Guccio: Yes

Dr. Colter: Yes

Ms. Greenberg: Yes

Mr. Fabbri: Yes

Mr. Flaim: Yes

Mr. Ortega: Abstain

Mr. LoBiondo: Yes

The Chairman entertained a motion to approve the resolutions from the December 16, 2015 meeting.

Roll call:

Mr. Guccio: Yes

Dr. Colter: Yes

Ms. Greenberg: Yes

Mr. Fabbri: Yes

Mr. Flaim: Yes

Mr. Ortega: Abstain

Mr. LoBiondo: Yes

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

Applicant- **Joseph & Dana A. Martino**-1145 Queens Road, Block 5112, Lot 33, Zone R-3.

The applicant proposes to construct a 16' x 55' addition to the existing single family dwelling. The addition will be utilized as an accessory apartment. The applicant needs 9' side yard setback whereas 15' is permitted.

Mr. DiDomenico advised that the proposed apartment could not have a door leading to the exterior of the home. If an exterior door is installed, they would need a variance for a two family dwelling.

He went over the requirements for an accessory apartment. Must have the same utilities as the house, same address, free access between both dwellings, and no rent can be charged.

Mr. Joseph Martino testified on his own behalf. He indicated that he did not have to install an exterior door. He submitted Exhibit Applicant #1, photographs depicting the house. When the house was built the setback was 10'. Now the setback is 15' and he is requesting 9'. Many homes in the neighborhood have 8' side yard setbacks so it will match the neighborhood. The accessory apartment is for his mother.

Chairman made a motion to close the public hearing.

Roll call:

Mr. Ortega: Yes

Mrs. Greenberg: Yes

Dr. Colter: Yes

Mr. Guccio: Yes

Mr. Flaim: Yes

Mr. Fabbri: Yes

Mr. LoBiondo: Yes

Ms. Greenberg made a motion to approve the application.

Roll call:

Mrs. Greenberg: Yes

Dr. Colter: Yes

Mr. Guccio: Yes

Mr. Flaim: Yes

Mr. Fabbri: Yes

Mr. Ortega: Yes

Mr. LoBiondo: Yes

Application was approved.

Applicant- **Walmart Stores, Inc.**-South Delsea Drive, Block 7006, Lot 1, Zone I-3.

The applicant is requesting an extension for Resolution #2011-19. Site Plan approval to expand existing retention basin to be utilized in connection with expanded Walmart Store. The extension will be for one year from July 1, 2016 until June 30, 2017.

Mr. Ortega made a motion to approve the application.

Roll call:

Mrs. Greenberg: Yes

Dr. Colter: Yes

Mr. Guccio: Yes

Mr. Flaim: Yes

Mr. Fabbri: Yes

Mr. Ortega: Yes

Mr. LoBiondo: Yes

Application was approved.

Chairman made a motion to adjourn.

Roll call:

Mr. Flaim: Yes
Mr. Fabbri: Yes
Mr. Ortega: Yes
Ms. Greenberg: Yes
Dr. Colter: Yes
Mr. Gruccio: Yes
Mr. LoBiondo: Yes

Meeting adjourned at 7:49 PM

Yasmin Ricketts, Secretary
Zoning Board of Adjustment