

**ZONING BOARD OF ADJUSTMENT
MEETING DECEMBER 21, 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
Joseph Stefano
Andrew Fabbri
William Guccio
Ryan Flaim

Members absent were: Alexis Cartagena

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

The Chairman entertained a motion to approve the minutes from the November 16, 2016 meeting.

Roll call:

Mr. Guccio: Abstain
Mr. Flaim: Yes
Ms. Greenberg: Abstain
Mr. Stefano: Yes
Mr. Flaim: Yes
Mr. Ortega: Yes
Mr. LoBiondo: Yes

The Chairman entertained a motion to approve the resolutions from the November 16, 2016 meeting.

Roll call:

#2016-35

Mr. Guccio: Abstain
Mr. Flaim: Yes
Ms. Greenberg: Abstain
Mr. Stefano: Yes
Mr. Flaim: Yes
Mr. Ortega: Yes
Mr. LoBiondo: Yes

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

Applicant- **Diamond Social Club of Vineland** -1241 N. Main Road, Block 1909, Lot 67.

Mr. Guccio recused himself from this application.

Mr. DiDomenico explained that the applicant is requesting to amend Resolution 2016-25 granted on August 17, 2016. The approval granted a minor subdivision which created a new lot 67.01 which contains .55 acres with frontage of 120 feet along Main Road. Located on this lot is the Diamond Social Club building. The remainder lit consisting of 6.37 acres is located on the former Consalo Farms facilities. Resolution 2016-25, stated a requirement that proof from the Tax Collector would be needed to

verify that were not delinquent prior to the recording of the deeds. The property in question is owned by Consalo Farms and they are currently in bankruptcy. They are selling the new lot 67.01 to the Diamond Social Club. The attorney for Consalo Farms advised the planning staff of the City that they cannot meet that requirement to pay all the taxes prior to recording the deeds. Currently, there are approximately \$43,000.00 in delinquent taxes due to the City of Vineland. They have proposed to pay \$20,000.00 immediately and the remaining balance to be paid at closing of the title with the Diamond Social Club. The minor subdivision deeds will then be sent for recording at the time of closing the title.

Mr. Ortega made a motion to approve the application.

Roll call:

Mr. Flaim: Yes

Ms. Greenberg: Yes

Mr. Stefano: Yes

Mr. Flaim: Yes

Mr. Ortega: Yes

Mr. LoBiondo: Yes

Applicant- **Arshi Enterprises, LLC/Surjeet Sawhney** -903 & 909 E. Chestnut Avenue, Block 5001, Lots 1, 2, Zones RB-1/RP.

Mr. Fabbri recused himself from this application.

The applicant was represented by Rocco Tedesco, Esq. The applicant seek approval to expand convenience store on lot 2 and add a second floor for a single residential apartment unit. Lot 1 is located at the corner of South East Avenue and East Chestnut Avenue. There is an existing convenience store and gasoline station on lot 1. The gas station is not permitted within the RB-1 zone. In 2005, the applicant received an approval to expand the convenience store on lot 1. In 2005, the applicant acquired lot 2 and demolished the house on that lot. Lot 2 is currently vacant. Now they are requesting to expand the convenience store by 1700 feet onto lot 2. The second floor will be a 700 square foot residential apartment. Lot 2 is 7500 square feet and is undersized for a professional building use on that lot which is 19500 square feet. The lot is also undersized for a single family residence. Lot 2 is not suitable for any other uses. The applicant will return with a formal site plan if request is approved.

Mr. Hawk wanted to know the size of the expansions.

Mr. Tedesco explained that the retail space expansion is 1700 square feet and residential space is 700 square feet.

Chairman made a motion to close the public hearing.

Roll call:

Mr. Ortega: Yes

Mr. Flaim: Yes

Mr. Gruccio: Yes

Mr. Stefano: Yes

Ms. Greenberg: Yes

Mr. LoBiondo: Yes

Mr. Ortega made a motion to approve the application.

Roll call:

Mr. Flaim: Yes

Mr. Stefano: Yes

Mr. Ortega: Yes
Mr. Guccio: Yes
Ms. Greenberg: Yes
Mr. LoBiondo: Yes

Applicant- **RK Chevrolet, Inc.** -612 N. Delsea Drive, Block 2104, Lot 97, Zones B-3/R-2.

Mr. LoBiondo and Mr. Flaim both recused themselves from this application.

The applicant was represented by A. Steven Fabietti, Esq. The applicant is requesting a use variance to permit the construction of a 1,325 square foot addition to the front of an existing automobile dealership building, new signage and related site improvements. "C" variance for on-site parking space amount. Exhibits A-1, site plan, and A-2, elevations of the proposed building addition. The use variance results from the property being in a split zone. The undeveloped area in the rear is within the R-2 zone. The car dealership is within the B-3 zone. The applicant is proposing a 1325 square foot addition to the front of the existing Kia dealership and 29 new vehicle display spaces. There will be no development in the R-2 zone portion. The applicant would like to comply with manufacture requirements. The manufacturer mandates separate showrooms and restrooms for customer areas.

Mr. Andrew Hogg, Professional Engineer, testified on behalf of the applicant. The existing building is on the west side of Delsea Drive. The expansion will be to the front portion of the building. The five parking stalls perpendicular to the building will be eliminated. Porous paving will be installed along the south side of the lot. The current 66 vehicle display spaces will be increased to 95. There will also be 32 employee and customer parking spaces.

Mr. Fabietti explained that the applicant is seeking a variance for the total number of parking spaces. There are 32 parking spaces being provided whereas 42 are required. 32 parking spaces are more than adequate for the site. They will provide a note on the plan regarding a total of no more than 127 vehicles on display for sale at one time. A waiver is being requested for the driveway width of 40 feet whereas 34 feet is permitted. The driveway is the only entrance for the Kia dealership. The applicant will show fencing around the trash enclosure on the revised plan. The applicant agrees with all the other comments in the Planning Report. The applicant also agrees with the requirements on the revised Engineering Report. There was some incorrect information regarding the porous pavement in the parking area. A corrected plan will be submitted.

Chairperson made a motion to close the public hearing.

Roll call:

Mr. Guccio: Yes
Mr. Stefano: Yes
Mr. Fabbri: Yes
Mr. Ortega: Yes
Ms. Greenberg: Yes

Mr. Ortega made a motion to approve the application.

Roll call:

Mr. Fabbri: Yes
Mr. Ortega: Yes
Mr. Guccio: Yes
Mr. Stefano: Yes
Ms. Greenberg: Yes

Chairperson made a motion to adjourn.

Roll call:

Mr. Fabbri: Yes

Mr. Ortega: Yes

Mr. Gruccio: Yes

Mr. Stefano: Yes

Ms. Greenberg: Yes

Meeting adjourned at 8:19 PM

Yasmin Ricketts, Secretary

Zoning Board of Adjustment