

**ZONING BOARD OF ADJUSTMENT  
MEETING FEBRUARY 17, 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 Gruccio  
James Kubiak  
Andrew Fabbri  
Vandy Colter

**Members absent were:** All members were present.

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

The Chairman entertained a motion to approve the minutes from the January 20, 2015 meeting.

Roll call:

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

The Chairman entertained a motion to approve the resolutions from the January 20, 2016 meeting.

Roll call:

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

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

Applicant- **John F. Scarpa**-2330 E. Oak Road, Block 1909, Lot 38, Zone R-5.

The applicant was represented by A. Steve Fabietti, Esq. The applicant is requesting a minor subdiviison approval, in conjunction with a “d-3” variance, to create one new lot with one remainder lot. The entire parcel is 6.72 acres and fronts on Oak Road. There is a chapel and a single fmaily dwelling with a garage and shed. The applicant with like a minor subdivion to separate the chapel from the single

family dwelling. The chapel will be on .6 acres and the single family dwelling will be on the remainder lot. The family intends to sell the single family dwelling. The chapel has been in their family since 1920. The Diocese of Camden recognizes the chapel as a place of worship and only permits two services per year.

Lawrence DiVietro, Profesional Engineer and Planner, testified on behalf of the applicant. The lot front 226' from Oak Road. The intent is to separate the house from the chapel. Approximantely 6.12 acres are proposed for the single family dwelling. The R-5 zone requires a minimum frontage of 160' and the applicant is proposing 118'. There is a variance for sideyard set back for the garage of 3' wheras 6' is required. The encroachment across the proposed lot lines for the concrete driveway will be moved. The chapel has a varinace for frontage of 108' whereas 150' is required.

Thelma Bucikowski, member of the family (owners), tetsifed on behalf of the applicant. The chapel is open 24 hours a day and 7 days a week. The diocese only permits two masses a year, one in December and one in May.

Mr. Hawk indicated that there is very little change to this site. The use has low intensity so the Planning Department does not require a formal site plan. The Planning department did recommend a concrete sidewalk to connect the driveway to the chapel which the applicant will be installing. The shed should be moved to meet the 6' set back and the applicant will comply.

Chairman made a motion to close the public hearing.

Roll call:

Mr. Ortega: Yes

Dr. Colter: Yes

Mr. Kubiak: Yes

Mr. Flaim: Yes

Mr. Fabbri: Yes

Mrs. Greenberg: Yes

Mr. Ortega made a motion to approve the application.

Roll call:

Dr. Colter: Yes

Mr. Kubiak: Yes

Mr. Flaim: Yes

Mr. Fabbri: Yes

Mr. Ortega: Yes

Mrs. Greenberg: 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. Guccio: Yes

Mr. Kubiak: Yes

Mr. LoBiondo: Yes

Meeting adjourned at 8:05 PM

Yasmin Ricketts, Secretary

**Zoning Board of Adjustment**