

**ZONING BOARD OF ADJUSTMENT
MEETING JUNE 15, 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: Antonio Cotto

Others Present were: Solicitor Frank DiDomenico, Secretary Yasmin Ricketts, Zoning Officer Patrick Finley.

The Chairman entertained a motion to approve the minutes from the May 18, 2016 meeting.

Roll call:

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

The Chairman entertained a motion to approve the resolutions from the May 18, 2016 meeting.

Roll call:

#2016-15

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

#2016-16

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

#2016-17

Mr. Gruccio: Yes

Mr. Fabbri: Yes

Mrs. Greenberg: Yes

Mr. Flaim: Abstain

Mr. Ortega: Yes

Dr. Colter: Abstain

Mr. LoBiondo: Yes

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

Applicant- **Linda Gazzara** -7 N. Myrtle Street, Block 3118, Lot 20, Zones R-P/R-2.

Ms. Gazzara testified on her own behalf. She is the contract purchaser. The applicant requests a minor subdivision approval, in conjunction with a use variance, to create one new lot with one remainder lot. A majority of the property is located in the R-P zone and the remainder of the property is located in the R-2 zone. A portion of the lot is being utilized by Sacred Heart Church. There is also a single family home on that lot. The minor subdivision will place the parking lot on lot 20.01 and it requires a use variance. Lot 20.02 will contain the single family home. The church wanted a 5' buffer but she will provide 10'. A small portion of fencing will be removed.

Mr. Ortega made a motion to approve the application.

Roll call:

Mr. Ortega: Yes

Mrs. Greenberg: Yes

Mr. Flaim: Yes

Mr. Fabbri: Yes

Mr. Gruccio: Yes

Dr. Colter: Yes

Mr. LoBiondo: Yes

Application was approved.

Applicant- **Leonard Gagliardi & Gino Ciancaglini** -2516 Mays Landing Road, Block 7703, Lot 35, Zone W-5.

Board member Mr. William Gruccio recused himself from this application.

The applicant was represented by Michael Gruccio, Esq. A use variance for a contractor's yard, variance for a 603 square foot office building addition, and two pole barns were approved by the Zoning Board of Adjustment in January 2011. The applicant is seeking a 10' x 18' square foot addition to the existing office building. They are also seeking a waiver for site plan approval. Currently the total buildings on site total 15,425 square feet. Total asphalt surfaces are 17,802 square feet and total concrete surfaces are 6,283 square feet. The applicant has addressed concerns by staff about the driveway encroachment. The driveway has been relocated and that issue has been resolved. They are seeking a variance for a side yard setback on the west side of 14.2' whereas 40' is required. The existing buildings have a setback of 5.5'. This small addition is for office use and the number of employees will not be increased.

Mrs. Greenberg made a motion to approve the extension.

Roll call:

Mr. Flaim: Yes

Mr. Fabbri: Yes
Dr. Colter: Yes
Mr. Ortega: Yes
Mrs. Greenberg: Yes
Mr. LoBiondo: Yes

Application was approved.

Applicant- **Brett Scarpa-Children Entertainment Center** –1940 S. West Boulevard, Block 1602, Lot 19.1, Zone I-3.

The applicant was represented by Michael Fralinger, Esq. The property is located at the corner of South West Boulevard and Elmer Street. This application is the subject of a prior application which was denied by way of Resolution 2016-13. This application changed because major portions of the original application have been eliminated. In addition to the use variance the applicant is seeking a waiver for site plan approval. The entertainment center will emphasize on birthday parties. There will be programs for toddlers from 10:00AM to 1:00PM and children from 8-12 years old between 3:00PM and 6:00PM. The property has numerous uses in the three buildings by way of use variances. The I-3 zone permits many uses which are not suitable or would not fit into this site. The site is not designed for tractor trailer traffic. It is designed for regular automobiles. In 2015 the Zoning Board granted a minor subdivision to remove a building and it is now used by a roofing contractor. The remainder of the buildings on that site are office buildings. Building C contains the Blizz Cheerleading Academy. Building B contains Bumble Bee Academy which is a daycare center. The daycare center has an outdoor playground area. Building A contains a church and an Achieve Physical Therapy facility. The proposed child entertainment center would not conflict with any of the uses on the site. Exhibit B, photograph depicting the surrounding area. Exhibit A-1, 6 photographs showing the interior and exterior of the building. There are no industrial uses on the lot. The last industrial use was Aqua Marine and closed sometime between 2009 and 2011. The special reasons for the grant of this use variance is suitability. There is no substantial detriment to the public good. The Zoning Board has rezoned this lot by granting use variances within the past eleven years. The applicant is seeking a waiver of site plan approval. There will be no changes to the outside of the building. There will be on children's party at a time. All the uses currently use the 158 parking spaces. There are also additional parking spaces at the neighboring bank. They can be used by way of an easement. There will be no food prepared on the site. Food for parties will be catered.

Mr. Finley explained that there is no objection from the City or the Industrial Commission. Over the years inquires have not been for industrial uses.

Mr. Ortega made a motion to approve the application.

Roll call:

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

Application was approved.

Applicant- **Delsea Investments, LLC** –N. Delsea Drive and Warren Drive, Block 2104, Lot 85.01.

The applicant applied for a one year extension from July 1, 2016 until June 30, 2017 for a minor site plan. This is the first extension request. The original approval was granted on October 17, 2007.

Mr. Ortega made a motion to approve the request.

Roll call:

Mr. Guccio: Yes

Dr. Colter: Yes

Mr. Ortega: Yes

Mrs. Greenberg: Yes

Mr. Flaim: Yes

Mr. Fabbri: Yes

Mr. LoBiondo: Yes

Extension request was approved.

Chairman made a motion to adjourn.

Roll call:

Mr. Guccio: Yes

Dr. Colter: Yes

Mr. Ortega: Yes

Mrs. Greenberg: Yes

Mr. Flaim: Yes

Mr. Fabbri: Yes

Mr. LoBiondo: Yes

Meeting adjourned at 9:06 PM

Yasmin Ricketts, Secretary

Zoning Board of Adjustment