

**ZONING BOARD OF ADJUSTMENT  
MEETING SEPTEMBER 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  
Ryan Flaim  
Joseph Stefano  
Alexis Cartagena

**Members absent were:** Antonio Cotto, William Guccio, Andrew Fabbri

**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 August 17, 2016 meeting.

Roll call:

Mr. Stefano: Abstain  
Ms. Cartagena Abstain  
Mrs. Greenberg: Yes  
Mr. Flaim: Yes  
Mr. Ortega: Yes  
Mr. LoBiondo: Yes

The Chairman entertained a motion to approve the resolutions from the August 17, 2016 meeting.

Roll call:

#2016-24

Mr. Stefano: Abstain  
Ms. Cartagena Abstain  
Mrs. Greenberg: Abstain  
Mr. Flaim: Yes  
Mr. Ortega: Yes  
Mr. LoBiondo: Yes

#2016-25

Mr. Stefano: Abstain  
Ms. Cartagena Abstain  
Mrs. Greenberg: Yes  
Mr. Flaim: Yes  
Mr. Ortega: Yes  
Mr. LoBiondo: Yes

#2016-26

Mr. Stefano: Abstain  
Ms. Cartagena Abstain  
Mrs. Greenberg: Yes  
Mr. Flaim: Yes  
Mr. Ortega: Yes

Mr. LoBiondo: Yes

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

Applicant- **Nancy Carpenter** -3260 Deerberry Court, Block 7401, Lot 61, Zone W-6.

Nancy Carpenter testified on her own behalf. She is requesting to construct an oversized 30' x 40' detached garage. The 1200 square foot detached building would be utilized as a woodshop for the restoration of antique aircraft. The building will not be used for any business uses.

David Miller, resides at property, testified on behalf of the applicant. The detached garage will be 30' from Ascher Road and the lot is wooded. The building will be metal and the color will match the existing home. There will be shutters on the windows. There will be one overhead door and one garage door. There will be no driveway installed at this time. There will be no second floor or any type of loft in the garage.

Mr. Ortega made a motion to approve the application.

Roll call:

Mrs. Greenberg: Yes

Mr. Flaim: Yes

Mr. Ortega: Yes

Mr. Stefano: Yes

Ms. Cartagena: Yes

Mr. LoBiondo: Yes

Application was approved.

Applicant- **Danilda Torres** -220 S. Seventh Street, Block 4010, Lot 13, Zone R.

Mrs. Greenberg recused herself from this application.

The applicant was represented by Michael Gruccio, Esq. They are seeking a certification of non-conforming use for a five unit apartment building. He presented Exhibit P-1, photographs of the building oriented to Seventh Street. P-2, photographs of the side oriented toward Montrose Street. P-3, photographs, P-4 affidavit of Henry Ackerman with attached deeds. The owner has contracted to sell the property. The buyer seeks to confirm that the property is a legal five unit dwelling. There have only been three owners of this property since 1943. From 1943 to 1967 the property was owned by Mezzetti. They sold the property to Ackerman in 1967. Ackerman sold the property to Torres in 1984. In 1984, it was a five unit residential building. City records do not go back as far as 1943. The New Jersey Department of Community Affairs has it listed as over three units. Based on the records, the applicant believes the building was five units since 1952.

Danilda Torres, testified on her own behalf. Her family owned the property in 1984. It was a five unit building when they purchased the property.

Hector Torres, son of Danilda Torres, testified on his mother's behalf. As a child, he worked with his father on the house. The City required abatement of lead paint and they removed 13-15 layers of paint. The trim and moldings were probably from the 1930's or 1940's.

Mr. Hawk researched the property. In 1968, the Vineland Directory had it listed as five apartments.

Mr. Ortega made a motion to approve the application.

Roll call:  
Mr. Ortega: Yes  
Mr. Flaim: Yes  
Mr. Stefano: Yes  
Ms. Cartagena: Yes  
Mr. LoBiondo: Yes

Application was approved.

Applicant- **Divya Holdings, LLC** -1400 N. Mill Road, Block 1003, Lot 15, Zone I-B.

The applicant was represented by Matthew Robinson, Esq. He presented exhibits A-1 and A-2, photographs of paper products being delivered to the facility and leaving the facility. Trucks deliver used paper products to the facility. Operations are done inside of the building. A large electric shredder is used. There is no noise or fumes. The paper is made into a bale weighing approximately 1,000 pounds. The operation is Monday to Friday, 8:00am until 4:30pm. There will be approximately two trucks per day at the site. The applicant agreed to remove all the debris left outside from the previous owner. They are asking for 30 months for the removal. They have removed 30% of the debris from the site. There are currently 5 employees and they plan to increase it to 14.

Mr. Hawk explained that the I-B zone requires all operations to be conducted inside. I-4 zone permits outdoor recycling and I-3 zone permits indoor recycling. The proposed recycling operation is cleaner than the prior use as a concrete block manufacturer.

The applicant agreed that all loading and unloading would be done indoors.

Warren Harris, member of the public, stated that there are fewer trucks and he has no objection to the application.

Mr. Stefano made a motion to approve the application.

Roll call:

Mr. Ortega: Yes  
Mrs. Greenberg: Yes  
Mr. Flaim: Yes  
Mr. Stefano: Yes  
Ms. Cartagena: Yes  
Mr. LoBiondo: Yes

Applicant- **Transforming Truth Ministries**- Block 1201, Lot 48.01.

The applicant applied for a one year extension from July 1, 2016 until June 30, 2017 for a final major site plan. This is the first extension request. The original approval was granted on October 21, 2009.

Mr. Ortega made a motion to approve the request.

Roll call:

Mr. Flaim: Yes  
Mr. Ortega: Yes  
Mrs. Greenberg: Yes  
Mr. Stefano: Yes

Ms. Cartagena: Yes  
Mr. LoBiondo: Yes

Application was approved.

Chairman made a motion to adjourn.

Roll call:

Mr. Ortega: Yes  
Mrs. Greenberg: Yes  
Mr. Flaim: Yes  
Mr. Stefano: Yes  
Ms. Cartagena: Yes  
Mr. LoBiondo: Yes

Meeting adjourned at 9:12 PM

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