

**ZONING BOARD OF ADJUSTMENT
MEETING DECEMBER 20, 2017**

The caucus meeting began at 7:00 P.M. and the meeting began at 7:30 P.M.

Members present were:

Ryan Flaim
Lydia Johnson
Susanna Philippoussis
Alexis Cartagena
John Pierantozzi
Joseph Stefano
Ryan Feaster
George LoBiondo

Members absent were: Elaine Greenberg

Others Present were: Frank DiDomenico, Solicitor, Yasmin Ricketts, Zoning Board Secretary, Patrick Finley, Zoning Officer, Ryan Headley, City Planner/Principal Engineer.

The Chairman entertained a motion to approve the minutes from the November 15, 2017 meeting.

Roll call:

Mr. Feaster: Abstain
Mr. Flaim: Abstain
Ms. Cartagena: Yes
Ms. Philippoussis: Yes
Mr. Pierantozzi: Yes
Mr. Stefano: Yes
Ms. Johnson: Yes
Mr. LoBiondo: Yes

The Chairman entertained a motion to approve the resolutions from the November 15, 2017 meeting.

Roll call:

Mr. Feaster: Abstain
Mr. Flaim: Abstain
Ms. Cartagena: Yes
Ms. Philippoussis: Yes
Mr. Pierantozzi: Yes
Mr. Stefano: Yes
Ms. Johnson: Yes
Mr. LoBiondo: Yes, Abstain #2017-35

Applicant- **Guy Grazias** -893 Maurice River Parkway, Block 2007, Lot 7, Zone W-5.

The applicant testified on his own behalf. The request is to allow a personal garage as a principal structure on a lot. The property has frontage along Maurice River Parkway. The property has a garage that was previously used for commercial purposes. The applicant proposes to utilize the garage for his personal use. He will be storing his personal classic automobile collection. The garage can store up to

five (5) vehicles. Everything will be stored inside the garage. There will be no outside storage. The applicant agrees to no commercial or retail use. He will repair the building and provide landscaping. Electricity will also be restored in the garage. All work will be done before 10:00 PM.

Chairman made a motion to close the public hearing.

Roll call:

Ms. Cartagena: Yes
Mr. Pierantozzi: Yes
Mr. Flaim: Yes
Ms. Philippousis: Yes
Mr. Feaster: Yes
Mr. Stefano: Yes
Mr. LoBiondo: Yes

Mr. Stefano made a motion to approve the application.

Roll call:

Mr. Pierantozzi: Yes
Mr. Flaim: Yes
Ms. Philippousis: Yes
Mr. Feaster: Yes
Mr. Stefano: Yes
Ms. Cartagena: Yes
Mr. LoBiondo: Yes

Application granted.

Applicant- **John Wood** -479 N. Main Road, Block 3201, Lot 1 (proposed lot 9), Zone IN-2.

The applicant was represented by Christopher Pine, Esq. The applicant is requesting a certification of non-conforming use for a single family residential dwelling. The State of New Jersey is the owner of the property. The dwelling was built more than fifty (50) years ago and was located on the Vineland Developmental Center property. The zone changed to IN-2 in 2008, and at that time single family houses became non-conforming uses. There are nine (9) other homes that were sold fronting on Main Road and Landis Avenue. The applicant received a letter dated December 4, 2017 from the State of New Jersey stating that the deed has been created. The applicant was advised that he must connect to the new water line and change the electrical service to his name. He agrees to permit an easement for the Romano Park sign.

Ron Colson, member of the public, appeared with regards to the application. He lives across the street on Main Road. He had questions about the Vineland Developmental Center and the changes to the homes that were sold.

Chairman made a motion to close the public hearing.

Roll call:

Mr. Flaim: Yes
Ms. Philippousis: Yes
Mr. Feaster: Yes
Mr. Stefano: Yes
Ms. Cartagena: Yes
Mr. Pierantozzi: Yes
Mr. LoBiondo: Yes

Mr. Stefano made a motion to approve the application.

Roll call:

Ms. Philippousis: Yes

Mr. Feaster: Yes

Mr. Stefano: Yes

Ms. Cartagena: Yes

Mr. Pierantozzi: Yes

Mr. Flaim: Yes

Mr. LoBiondo: Yes

Application granted.

Applicant- **Delsea Investments, LLC** –N. Delsea Drive & Warren Drive, Block 2104, Lots 86.

The applicant applied for a two (2) one (1) year extensions from July 1, 2017 until June 30, 2018 and July 1, 2018 until June 30, 2019 for a major site plan approval. This is request constitutes the second and third (final) extensions.

Ms. Philippousis made a motion to approve the application.

Roll call:

Ms. Philippousis: Yes

Mr. Feaster: Yes

Mr. Stefano: Yes

Ms. Cartagena: Yes

Mr. Pierantozzi: Yes

Mr. Flaim: Yes

Mr. LoBiondo: Yes

Application granted.

Chairperson made a motion to adjourn.

Roll call:

Ms. Philippousis: Yes

Mr. Feaster: Yes

Mr. Stefano: Yes

Ms. Cartagena: Yes

Mr. Pierantozzi: Yes

Mr. Flaim: Yes

Ms. Johnson: Yes

Mr. LoBiondo: Yes

Meeting adjourned at 8:03 PM

Yasmin Ricketts, Secretary
Zoning Board of Adjustment