

**ZONING BOARD OF ADJUSTMENT
MEETING APRIL 19, 2017**

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
Joseph Stefano
Andrew Fabbri
Ryan Flaim
William Guccio
Alexis Cartagena

Members absent were: Susanna Philippoussis, Robert Ortega

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

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

Roll call:

Mr. Guccio: Yes
Mr. Fabbri: Yes
Ms. Greenberg: Yes
Mr. Flaim: Yes
Ms. Cartagena: Yes
Mr. Stefano: Yes
Mr. LoBiondo: Yes

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

Roll call:

Mr. Guccio: Yes
Mr. Fabbri: Yes
Ms. Greenberg: Yes
Mr. Flaim: Yes
Ms. Cartagena: Yes
Mr. Stefano: Yes
Mr. LoBiondo: Yes

Applicant- **Joseph P. Cascia** -1135 E. Park Ave, Block 3105, Lot 9, Lot R-3.

Property owners were served with proper notice. There were no objectors.

Chairman made a motion to close the public hearing.

Roll call:

Mr. Flaim: Yes
Mr. Stefano: Yes
Mr. Fabbri: Yes
Ms. Cartagena: Yes
Mr. LoBiondo: Yes

Mr. Ortega made a motion to approve Resolution #2017-10.

Roll call:

Mr. Stefano: Yes

Mr. Fabbri: Yes

Ms. Cartagena: Yes

Mr. Flaim: Yes

Mr. LoBiondo: Yes

Application granted.

Applicant- **Hector Ruiz** -1001 E. Chestnut Avenue, Block 5002, Lot 1, Lot F-P.

The applicant was represented by Michael Fralinger, Esq. The applicant is seeking a certification of a non-conforming, pre-existing use as a three family dwelling. He purchased the property in 2016 and I has three residential units. There are four electric meters which includes one for the common areas. There are three separate gas meters and three separate sewer accounts with the LSA. The Zoning ordinance was created between 1953 and 1955. He was able to locate the property record card at the Vineland City Hall. The City record card clearly indicates "three-family." The property record card states the monthly rent for each unit. It also states that the building was built in 1920 and remodeled in 1952. In 1952, records reflect apartments 1, 2 and 3. The applicant has upgraded the building and will continue improvements with an approval.

Mr. Finley indicated that this property was in very poor condition and that the applicant has made improvements.

Chairman made a motion to close the public hearing.

Roll call:

Mr. Stefano: Yes

Mr. Fabbri: Yes

Ms. Greenberg: Yes

Ms. Cartagena: Yes

Mr. Gruccio: Yes

Mr. Flaim: Yes

Mr. LoBiondo: Yes

Mr. Stefano made a motion to approve the application.

Roll call:

Mr. Fabbri: Yes

Ms. Greenberg: Yes

Ms. Cartagena: Yes

Mr. Gruccio: Yes

Mr. Flaim: Yes

Mr. Stefano: Yes

Mr. LoBiondo: Yes

Application granted.

Applicant- **Callen Construction, LLC** -520 N. West Avenue, Block 2201, Lot 81, Lot R-2.

The agreed to proceed with only 6 members.

The applicant was represented by Michael Guccio, Esq. The applicant is proposing to convert half of a commercial building to a 1200 square foot single family dwelling. Exhibits were presented to the board. Exhibit 1, survey. Exhibit 2, aerial view of property. Exhibit 3, street view photograph. There are two buildings on the lot. A single family home oriented to North West Avenue in the front of the property and a commercial property in the rear. Hilliard Blueprint Services currently occupies the entire commercial building which has a 1200 square foot footprint and two floors, equals a total of 2400 square feet. They would like to reduce the printing business to 1200 square feet, 600 square feet on each of the two floors. The remaining 1200 square feet, 600 square feet on each of the two floors, would be a residential unit. The R-2 zone permits 2 residential units. The use variance is as a result of the commercial use. They no longer need 2400 square feet for the business. The benefit of the application is that the non-conforming use is being reduced by 50%. The reduction is a benefit to the neighborhood. There is no substantial detriment to the public good.

Chairman made a motion to close the public hearing.

Roll call:

Ms. Greenberg: Yes

Ms. Cartagena: Yes

Mr. Guccio: Yes

Mr. Flaim: Yes

Mr. Stefano: Yes

Mr. LoBiondo: Yes

Ms. Greenberg made a motion to approve the application.

Roll call:

Ms. Cartagena: Yes

Mr. Guccio: Yes

Mr. Flaim: Yes

Mr. Stefano: Yes

Ms. Greenberg: Yes

Mr. LoBiondo: Yes

Application granted.

Applicant- **Wal-mart Stores East, L.P.** –Cumberland Crossing Shopping Center, Block 7006, Lot 1.

The applicant applied for a one year extension from July 1, 2017 until June 30, 2018 for a major site plan approval. This is the second extension request.

Mr. Guccio made a motion to approve the application.

Roll call:

Mr. Flaim: Yes

Mr. Stefano: Yes

Mr. Fabbri: Yes

Ms. Greenberg: Yes

Ms. Cartagena: Yes

Mr. Guccio: Yes

Mr. LoBiondo: Yes

Application granted.

Chairperson made a motion to adjourn.

Roll call:

Mr. Fabbri: Yes

Ms. Greenberg: Yes

Ms. Cartagena: Yes

Mr. Gruccio: Yes

Mr. Flaim: Yes

Mr. Stefano: Yes

Mr. LoBiondo: Yes

Meeting adjourned at 8:16 PM

Yasmin Ricketts, Secretary

Zoning Board of Adjustment