

**ZONING BOARD OF ADJUSTMENT MEETING
MARCH 20, 2019**

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

Members present were:

Ryan Flaim
Joseph Stefano
Ryan Feaster
Lydia Johnson
John Pierantozzi
Susanna Philippoussis
Gena Pacitto
Victoria Lods
George LoBiondo

Members absent were: All members were present.

Others Present were:

Frank DiDomenico, Solicitor
Yasmin Ricketts, Board Secretary
Patrick Finley, Zoning Officer
Ryan Headley, Principal Engineer/Planner

Public Hearing

Mr. DiDomenico went over the revisions to the agenda.

The Chairman entertained a motion to approve the minutes from the February 20, 2019 meeting.

Roll call:

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

The Chairman entertained a motion to approve the resolutions from the February 20, 2019 meeting

Roll call:

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

Applicant- **Thomas Gallo**, 3716 S. Main Road, Block 7110, Lot 16.1, Zone R-5, construction of a 1,792 square foot oversized pole barn.

The applicant testified on his own behalf. He would like the pole barn for his personal belongings. There are 75' of woods between the proposed pole barn and the road. The building will not have plumbing but it may have electric. The lot is 7 acres so it can accommodate the proposed building.

Mr. Headley noted that this property is almost 7 acres and the lot is oversized for the zone. The proposed pole barn will be 110' from the nearest lot line and 180' from the nearest adjacent residences.

Chairman made a motion to close the public hearing.

Roll call:

Mr. Feaster: Yes

Mr. Stefano: Yes

Mr. Flaim: Yes

Ms. Pacitto: Yes

Ms. Philippoussis: Yes

Mr. Pierantozzi: Yes

Mr. LoBiondo: Yes

Ms. Philippoussis made a motion to approve the use application.

Roll call:

Mr. Stefano: Yes

Mr. Flaim: Yes

Ms. Pacitto: Yes

Ms. Philippoussis: Yes

Mr. Pierantozzi: Yes

Mr. Feaster: Yes

Mr. LoBiondo: Yes

Application granted.

Applicant- **Cuz Real Estate, LLC**, 4409 N. Delsea Drive, Block 116, Lot 1, Zone A-5, conversion of a single family dwelling to a two family dwelling.

The applicant was represented by Michael Gruccio, Esq. The property is 2.3 acres and it is located on the east side of Delsea Drive. The lot is triangular shaped and it has three existing structures. There is a commercial building previously used for retail sales and now it is used for storage. There is an attached garage and a single family dwelling approved to be enlarged in 1994. The applicant acquired the property in 2016 and it was determined that the single family dwelling was converted to a two family dwelling. They are requesting a use variance for the conversion of the two family dwelling. A bulk variance is being requested for the oversized detached garage 2,902.44 square feet whereas 900 square feet is permitted. The property was previously approved for a 2,164 square foot garage. There are construction permits on file. The existing structure is 742 square feet larger than approved. There is a discrepancy in the size.

Stephen Hawk, Professional Planner, testified on behalf of the applicant. Pursuant to the site suitability test there are special reasons for approving the two family dwelling. The site advances purpose A of NJSA 40:52-2a. The building looks like a single family dwelling with one door. The structure is suited and fits into its surroundings. The site is on a heavily wooded lot. This extends to Columbia Avenue and there are two businesses to the South. The driveway will be onto Columbia Avenue and not onto Delsea Drive. There will be minimal exposure to the street. Malaga Camp is located directly to the west on North Delsea Drive. Malaga Camp has a lot density for the A-5 zone, so this two family dwelling is not noticeable. As to the negative criteria, he finds no substantial detriment to the public good. Malaga Camp has seven units per acre. It was established in the mid late 1800's for summer use and it became all year round in the 1900's. There are also nearby non-conforming uses with mixed uses. The A-5 zone is very large with more than 4,000 acres. This is more than 1/10 of the entire City of Vineland. A lot of the area is typical to the rest of the zone.

Daniel Bierig, Owner, testified that the detached garage will not be rented for storage or commercial purposes.

Chairman made a motion to close the public hearing.

Roll call:

Mr. Flaim: Yes

Ms. Pacitto: Yes

Ms. Philippoussis: Yes

Mr. Pierantozzi: Yes

Mr. Feaster: Yes

Mr. Stefano: Yes

Mr. LoBiondo: Yes

Mr. Stefano made a motion to approve the use application.

Roll call:

Ms. Pacitto: Yes

Ms. Philippoussis: Yes

Mr. Pierantozzi: Yes

Mr. Feaster: Yes

Mr. Stefano: Yes

Mr. Flaim: Yes

Mr. LoBiondo: Yes

Application granted.

Applicant- **Vernal Associates**, 457 Taylor Avenue, Block 3512, Lot 22, Zone R-3, use variance for to convert the former office at the rear of the building into a residential apartment.

The applicant was represented by Frederick Jacob, Esq. The building on the site was constructed as a commercial building. It was previously used as a warehouse. There was a large box truck and storage pod stored outside the building. The Fraternal Order of police used this location for meetings and educational events. The applicant is proposing to utilize the larger garage bay for the parking of Vernal's one commercial vehicle and one trailer. They are

requesting to convert the current office into a studio apartment. The smaller garage bay will be used for the apartment. There will be changes to the interior of the building only. The proposed use is less intense than the previous use. There will be no business signs indicating a commercial use. The business operates down the street in their home so there will no additional traffic. There are two bulk variances for rear yard setback and side yard setback.

Anna McClure, Owner, testified on her own behalf. There will be a bathroom with a toilet, sink and shower.

Eugene McClure, Owner, testified on her behalf. Everything is stored indoors. There will be no fumes, chemicals or large amounts of gasoline.

Chairman made a motion to close the public hearing.

Roll call:

Ms. Pacitto: Yes
Ms. Philippoussis: Yes
Mr. Pierantozzi: Yes
Mr. Feaster: Yes
Ms. Johnson: Yes
Mr. Flaim: Yes
Mr. LoBiondo: Yes

Ms. Johnson made a motion to approve the use application.

Roll call:

Ms. Philippoussis: Yes
Mr. Pierantozzi: Yes
Mr. Feaster: Yes
Ms. Johnson: Yes
Mr. Flaim: Yes
Ms. Pacitto: Yes
Mr. LoBiondo: Yes

Chairman made a motion to approve Resolution #2019-10.

Roll call:

Ms. Pacitto: Yes
Ms. Philippoussis: Yes
Mr. Pierantozzi: Yes
Mr. Feaster: Yes
Ms. Johnson: Yes
Mr. Flaim: Yes
Mr. LoBiondo: Yes

Application granted.

Applicant- **Delsea Investment**, 820 N. Delsea Drive, Block 2104, Lot 85.01, Zone R-2, Minor subdivision to separate existing two family dwelling and approved cell tower from the self-storage business.

The applicant was represented by Michael Fralinger, Esq. The lot in question is the Vineland Self Storage site. The applicant has sold the self-storage facility to Snap Box and is subdividing off that portion of the property. The lot was previously two lots that were consolidated in 2004-2005. There is an existing two family dwelling with buildings on the south side of the lot. They are looking to subdivide to create a lot with the dwelling and the cell tower. The cell tower has not been built but it will be on the separate lot. The dwelling has access from Warren Drive and not Delsea Drive. The new owner of the storage facility does not want the dwelling and the cell tower. The only changes to the site will be the new lot lines. The applicant agrees with all the items in the Planning Report.

Chairman made a motion to close the public hearing.

Roll call:

Mr. Pierantozzi: Yes

Mr. Feaster: Yes

Mr. Stefano: Yes

Mr. Flaim: Yes

Ms. Pacitto: Yes

Ms. Philippoussis: Yes

Mr. LoBiondo: Yes

Mr. Stefano made a motion to approve the use application.

Roll call:

Mr. Feaster: Yes

Mr. Stefano: Yes

Mr. Flaim: Yes

Ms. Pacitto: Yes

Ms. Philippoussis: Yes

Mr. Pierantozzi: Yes

Mr. LoBiondo: Yes

Application granted.

ADJOURN:

Mr. Feaster: Yes

Mr. Stefano: Yes

Mr. Flaim: Yes

Ms. Pacitto: Yes

Ms. Philippoussis: Yes

Mr. Pierantozzi: Yes

Ms. Johnson: Yes

Ms. Lods: Yes

Mr. LoBiondo: Yes

Meeting adjourned at 9:07 PM

Yasmin Ricketts, Secretary

Zoning Board of Adjustment

