

ZONING BOARD OF ADJUSTMENT MEETING
October 16, 2019

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

Members present were:

Joseph Stefano
Ryan Feaster
Victoria Lods
John Pierantozzi
Gena Pacitto
Jeffrey Torchio
Susanna Philipusus
George LoBiondo

Members absent were: Ryan Flaim, Dale Jones

Others Present were:

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

Mr. DiDomenico went over the revisions to the agenda.

The Chairman entertained a motion to approve the minutes from the September 18, 2019 meeting.

Roll call:

Ryan Feaster: Abstain
Gena Pacitto: Abstain
Victoria Lods: Yes
Jeffrey Torchio: Yes
John Pierantozzi: Yes
Joseph Stefano: Yes
Susanna Philipusus: Yes
George LoBiondo: Yes

The Chairman entertained a motion to approve the resolutions from the September 18, 2019 meeting

Roll call:

Ryan Feaster: Abstain
Gena Pacitto: Abstain
Victoria Lods: Yes
Jeffrey Torchio: Yes
John Pierantozzi: Yes
Joseph Stefano: Yes
Susanna Philipusus: Yes
George LoBiondo: Yes

VOLODYMYR STETSIUK, 406 E. Sherman Avenue, Block 6701, Lot 59, Zone R-5, requesting to rebuild oversized garage.

Mrs. Symchera and her husband Mr. Stetsiuk testified on their own behalf with the assistance of a Russian language translator, Joseph Blushtein.

Mr. Feaster recused himself from the application because of a conflict.

The applicant would like to rebuild an old garage that is on their property. They wanted to replace some walls in the garage and they discovered that they needed to rebuild it.

Ms. Symchera explained that when they purchased the property in March of 2017, the garage was in very poor condition. She submitted photos into evidence, A-1 through A-9, showing the building. They would like to rebuild the garage to its original state. The rear end of the garage had to be demolished because it was not safe. They have completed work in stages as funds were available.

When they purchased the property, the house was very small and they thought that they could use structure as storage. The existing garage was damaged, but it had four walls and a roof. Over time they repaired and replaced walls. They removed some walls in the structure in picture #5. They want to keep the footprint that originally existed.

The building will be used for the storage of vehicles, tractor, lawn equipment and bicycles. They own a box truck and two personal vehicles. The box truck is used for business that is conducted off site. They will not conduct any business in the proposed garage, nor will they store any merchandise of the business. There will not be any additional work trucks.

The applicant would like to increase the height of the building to 16' for the box truck. The garage will not be an A-frame. The roof will be slanted and will slant down to 14'. The survey submitted dated 2017, shows a masonry shed. That shed has been removed.

Mr. DiDomenico explained that the garage has to be 6' from the property line. The applicant must receive a demolition permit to remove any more of the building. Also, they must obtain permits for electrical and plumbing.

Mr. Finley explained that no occupation or living area will be permitted in the garage.

John R. Middleton, member of the public, testified against the application. He lives west of the applicants. He submitted exhibits, Objector #1-10 containing a letter and 9 photos. He does not want to see a giant wall. The structure was an abandoned chicken coop. The property was full of garage and the original footprint was buried. He believes the applicant could have chosen to place the garage at another location.

Susan Middleton, member of the public, signed the letter and agrees with all the statements containing in John Middleton's letter. They use to have a beautiful yard but the neighbor cut down all the trees and now they see everything.

Mr. LoBiondo wanted to know the size of the Middleton's garage.

Mr. Middleton stated that the garage is 800 square feet.

Ms. Lods indicated that the aerial shows that the garages in the neighborhood are also oversized and very close to the property line.

The applicant testified that was a huge dead tree that was destroying the garage. They removed the tree, weeds and brush. The neighbor did not want the tree to be taken down, but it was a safety hazard. When the applicant purchased the property, it was overgrown and they cleaned the property. They would like a garage to store their belongings and keep things out of the yard.

Chairman made a motion to close the public hearing.

Roll call:

Joseph Stefano: Yes

Gena Pacitto: Yes

John Pierantozzi: Yes

Victoria Lods: Yes

Susanna Philipusus: Yes

Jeffery Torchio: Yes

George LoBiondo: Yes

Ms. Philipusus made a motion to approve the application.

Roll call:

Gena Pacitto: No

John Pierantozzi: No

Victoria Lods: Yes

Susanna Philipusus: Yes

Jeffery Torchio: Yes

Joseph Stefano: No

George LoBiondo: No

Application denied.

Applicant- **L.J. ZUCCA, INC.**, 8224 S. Delsea Drive, Block 4705, Lot 39, extension request.

The applicant is seeking a six month extension to a previously approved temporary use permit by way of Resolution #2019-13. The extension will be valid for a period of six months commencing the date this approved resolution.

Ms. Philipusus made a motion to approve the application.

Roll call:

Gena Pacitto: Yes

John Pierantozzi: Yes

Victoria Lods: Yes

Susanna Philipusus: Yes

Jeffery Torchio: Yes

Joseph Stefano: Yes

George LoBiondo: Yes

Application granted.

ADJOURN:

John Pierantozzi: Yes

Victoria Lods: Yes

Susanna Philipusus: Yes

Jeffrey Torchio: Yes

Joseph Stefano: Yes

Ryan Flaim: Yes

George LoBiondo: Yes

Meeting adjourned at 9:37 PM

Yasmin Ricketts, Secretary

Zoning Board of Adjustment