

ZONING BOARD OF ADJUSTMENT MEETING
March 18, 2020

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
Gena Pacitto
Victoria Lods
Jeffrey Torchio
George LoBiondo

Members absent were: Ryan Flaim, John Pierantozzi

Others Present were:

Frank DiDomenico, Solicitor
Yasmin Ricketts, Board Secretary
Ryan Headley, Principal Engineer

Mr. DiDomenico went over the revisions to the agenda.

The Chairman entertained a motion to approve the minutes from the February 19, 2020 meeting.

Roll call:

Ryan Feaster: Yes
Gena Pacitto: Abstain
Victoria Lods: Abstain
Jeffrey Torchio: Yes
Joseph Stefano: Yes
George LoBiondo: Yes

The Chairman entertained a motion to approve the resolutions from the February 19, 2020 meeting

Roll call:

Ryan Feaster: Yes
Gena Pacitto: Abstain
Victoria Lods: Abstain
Jeffrey Torchio: Yes
Joseph Stefano: Yes
George LoBiondo: Yes, Abstain 2020-11 and 2020-12

CARMEN PENA, 720 E. Almond Street, Block 4103 Lot 19 Zone R, certification of non-conforming use for a three family dwelling.

The applicant was represented by Charles Gabage, Esq. The applicant purchased the property in 2000 as a triplex. Attached to the application are tax records that indicate that the property is a three family dwelling, the building is 99 years old. The property record card also indicates that it is a three family dwelling. There is one bedroom per apartment. There are three meters that were set in the years 1998 and 1999. The property record card shows that the dwelling was converted to a three-family unit.

Chairman made a motion to close the public hearing.

Roll call:

Joseph Stefano: Yes

Gena Pacitto: Yes

Ryan Feaster: Yes

Victoria Lods: Yes

Jeffrey Torchio: Yes

George LoBiondo: Yes

Mr. Stefano made a motion to approve the request.

Roll call:

Gena Pacitto: Yes

Ryan Feaster: Yes

Victoria Lods: Yes

Jeffrey Torchio: Yes

Joseph Stefano: Yes

George LoBiondo: Yes

Application granted.

JOHN & JEAN HOFMAN, 307 N East Avenue, Block 3101 Lot 20 Zone R, certification of non-conforming use for a seven family dwelling.

The applicant was represented by Matthew Robinson, Esq. The building was constructed in the late 1860s. Vineland Ordinance No. 13 in 1952 and Ordinance 537 in 1965 permitted multifamily dwellings and garden apartments at this location. In 1967 the building was converted into a seven-unit large apartment building. Permits were issued for the conversion. Seven electric meters were installed in 1969. The Landis Sewerage Authority also has seven units registered. The applicant purchased the property in 2014, and it is registered as a seven unit building with NJ Department Community Affairs. The city wants a certification of pre-existing non- conforming use for the sale of the property.

Chairman made a motion to close the public hearing.

Roll call:

Gena Pacitto: Yes

Ryan Feaster: Yes

Victoria Lods: Yes

Jeffrey Torchio: Yes

Joseph Stefano: Yes

George LoBiondo: Yes

Mr. Stefano made a motion to approve the request.

Roll call:

Ryan Feaster: Yes

Victoria Lods: Yes

Jeffrey Torchio: Yes

Joseph Stefano: Yes

Gena Pacitto: Yes

George LoBiondo: Yes

Application granted.

Mr. Stefano made a motion to approve Resolution #2020-13.

Roll call:

Ryan Feaster: Yes

Victoria Lods: Yes

Jeffrey Torchio: Yes

Joseph Stefano: Yes

Gena Pacitto: Yes

George LoBiondo: Yes

Resolution memorialized.

EZEKIEL & LISA ARENA, 623 E. Oak Road, Block 2302 Lot 6 Zone R-3, 20' x 30' addition to an existing pole barn.

Mrs. Lisa Arena testified on her own behalf. She and her husband received an approval approximately 20 years ago for an oversized garage measuring 1,200 square feet. They would like to add a 600 square foot addition to store antique cars. The pole barn will be used for personal uses only. They rear of their property wooded.

Mr. DiDomenico stated that the City's Zoning Officer, Patrick Finley has no objections.

Chairman made a motion to close the public hearing.

Roll call:

Ryan Feaster: Yes

Victoria Lods: Yes

Jeffrey Torchio: Yes

Joseph Stefano: Yes

Gena Pacitto: Yes

George LoBiondo: Yes

Mr. Stefano made the first motion to deny the request.

Mr. Feaster made the second motion to approve the request.

Roll call:

Ryan Feaster: Yes

Victoria Lods: Yes

Jeffrey Torchio: Yes

Joseph Stefano: No

Gena Pacitto: Yes

George LoBiondo: Yes

Application granted.

LYNDSEY TALAVERA, 623 E. Cherry Street, Block 4115 Lot 6 Zone R, certification of non-conforming use for a four unit family dwelling.

Applicant was represented by Michael Fralinger, Esq.

Property contains a pre-existing 4 family dwelling. Property record card in 1980 was a 4 family dwelling. Zone changed in 2004 to an R zone making it non-conforming. Exhibits in application packet is more than ample evidence that proves that it is a 4 family dwelling. Each unit has one bedroom.

Michael Fralinger, Esquire, noted the following:

The application is for a pre-existing, non-conforming four family apartment building.

Based on the records from the City of Vineland this property has been a four-family residential building since at least 1980.

This property was previously zoned R-1 which permitted four family units.

The property record card from the City showed roughly around 40 years ago it was a two-family dwelling which was then converted to a four-family dwelling.

Tax records show that the property was built in 1910 and is listed as a four-family dwelling.

Each of the four apartments is a one-bedroom.

There are two units on the first floor and two units on the second floor.

Chairman made a motion to close the public hearing.

Roll call:

Victoria Lods: Yes

Jeffrey Torchio: Yes

Joseph Stefano: Yes

Gena Pacitto: Yes

Ryan Feaster: Yes

George LoBiondo: Yes

Mr. Torchio made a motion to approve the request.

Roll call:

Jeffrey Torchio: Yes

Joseph Stefano: Yes

Gena Pacitto: Yes

Ryan Feaster: Yes

Victoria Lods: Yes

George LoBiondo: Yes

Application granted.

RPJ PROPERTIES, LLC, 8 W. Montrose Street, Block 3601 Lot 9 Zone B-3, construction of a single family dwelling.

The applicant was represented by Michael Fralinger, Esq. He submitted Exhibit A-1, a copy of the tax map depicting the lot in question and adjoining lots. The property is located on the corner of Montrose Street and Coney Avenue. The lot is slightly over 13,000 square feet, and it

is too small to be considered for a business use within the zone. There is a dilapidated garage that will be demolished should the Board grant approval.

Mr. Headley stated that the surrounding neighborhood is very residential, and the lot is located near the R-2 zone. He has no objections to granting the use variance.

Chairman made a motion to close the public hearing.

Roll call:

Jeffrey Torchio: Yes

Joseph Stefano: Yes

Gena Pacitto: Yes

Ryan Feaster: Yes

Victoria Lods: Yes

George LoBiondo: Yes

Mr. Feaster made a motion to approve the request.

Roll call:

Joseph Stefano: Yes

Gena Pacitto: Yes

Ryan Feaster: Yes

Victoria Lods: Yes

Jeffrey Torchio: Yes

George LoBiondo: Yes

Application granted.

BDGS- MILL AND FOREST GROVE ROADS, Mill Road and Forest Grove Road, Block 604 Lot 2.01 Zone I-3, height variance and preliminary and final site plan approval for the construction of an industrial building with associated site improvements.

The applicant was represented by Rocco Tedesco, Esq. There is a variance for the height of the building. There is a recommended to the land use amended that will permit the height. The Planning Board recently recommended a change to the Land Use Ordinance increasing the height in the Industrial Zones from 40 feet to 60 feet. That Ordinance change will make this height variance conforming. He submitted Exhibit A-1, copy of resolution making the recommendation to council for the land use amendment.

Mr. Tedesco addressed items on the Planning Report. The applicant is seeking waivers in paragraph 7(a) through (d). Planning staff have no objections to these waivers.

Paragraph 8(a), 27 trees are provided and 35 are required. They are leaving many of the existing trees. Paragraph 8(b), the applicant is revising the fencing to provide for a 4-foot-high split rail fence with wire mesh around the basin. There will be berming between the street shade trees and plantings. Paragraph 9(a), there will be a 6-foot-high black vinyl clad fence around the southerly loading area. Paragraph 9(b), no façade signs are proposed, and all signs will be compliant. Paragraph 12, the applicant will correct the outbound survey not matching the tax map. The applicant is seeking waivers in paragraph 15 (a) and (c). The applicant will comply with paragraph 15(b) and (d).

As to the City Engineer's report, the applicant seeks a waiver for the location of the one-foot

freeboard elevation of all stormwater basins meeting the minimum yard requirements of the zone. The applicant agrees with the remainder of the Planning and Engineering reports.

Chairman made a motion to close the public hearing.

Roll call:

Gena Pacitto: Yes

Ryan Feaster: Yes

Victoria Lods: Yes

Jeffrey Torchio: Yes

Joseph Stefano: Yes

George LoBiondo: Yes

Mr. Stefano made a motion to approve the request.

Roll call:

Victoria Lods: Yes

Jeffrey Torchio: Yes

Joseph Stefano: Yes

Gena Pacitto: Yes

Ryan Feaster: Yes

George LoBiondo: Yes

Application granted.

ADJOURN:

Joseph Stefano: Yes

Ryan Feaster: Yes

Gena Pacitto: Yes

Victoria Lods: Yes

Jeffrey Torchio: Yes

George LoBiondo: Yes

Meeting adjourned at 8:16 PM

Yasmin Ricketts, Secretary

Zoning Board of Adjustment