

ZONING BOARD OF ADJUSTMENT MEETING
August 19, 2020

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

Members present were:

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

Members absent were: Ryan Flaim

Others Present were:

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

Mr. DiDomenico went over the revisions to the agenda.

The Chairman entertained a motion to approve the minutes from the July 15, 2020 meeting.

Roll call:

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

The Chairman entertained a motion to approve the resolutions from the July 15, 2020 meeting

Roll call:

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

LISA SPATAFORE, 2744 Perna Lane, Block 6901 Lot 144, Zone R-4, requesting side yard setback for the construction of a deck on an existing single family dwelling.

Lisa Spatafore testified on her own behalf. She is requesting a 20 x 41' deck addition to her single family home. The current deck has a 13' side yard setback. The zone requires a side yard setback of 15' and she is proposing the existing 13'.

Chairman made a motion to close the public hearing.

Roll call:

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

Mr. Feaster made a motion to approve the request.

Roll call:

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

Application granted.

ANDRES & MILKA TORRES, 222 S. Second Street, Block 3809 Lot 12, Zone R, requesting side yard setback for an addition to an existing single-family dwelling.

Milka Rivera testified on her own behalf. She is proposing a laundry room addition in place of an existing deck. The current deck has a side yard setback of 6' and the proposed addition will maintain the same side yard setback. The addition will be located on the side of the house.

Chairman made a motion to close the public hearing.

Roll call:

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

Mr. Torchio made a motion to approve the request.

Roll call:

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

Application granted.

MICHAEL R. DOBLE, 3732 Conley Drive, Block 6501 Lot 6, Zone R-4, proposing the construction of a 40' x 56' oversized accessory detached garage.

Michael Doble testified on his own behalf. He is proposing to construct a 40' x 56' detached pole barn for his personal belongings. A majority of the storage is for his camper. The property has more than 7 acres. There will be no commercial uses in the pole barn.

Mr. Finley explained that the pole barn is being placed partially on the existing tennis court. The tennis court is not considered an accessory structure. The pole bar is also well screened.

Mr. Headley indicted that the photos show screening and it is more than adequate.

Chairman made a motion to close the public hearing.

Roll call:

Ryan Feaster: Yes

Victoria Lods: Yes

Gena Pacitto: Yes

John Pierantozzi: Yes

Joseph Stefano: No

Jeffrey Torchio: Yes

George LoBiondo: Yes

Mr. Feaster made a motion to approve the request.

Roll call:

Ryan Feaster: Yes

Victoria Lods: Yes

Gena Pacitto: Yes

John Pierantozzi: Yes

Joseph Stefano: No

Jeffrey Torchio: Yes

George LoBiondo: Yes

Application granted.

BRADLEY & DANIELLE WEIR, 348 Quigley Avenue, Block 2705 Lot 13, Zone R-2, certification of non-conforming use for a single family dwelling and two family dwelling.

The applicant was represented by Michael Gruccio, Esq. The property is not under any enforcement nor have there been any violations. Records were obtained by the City, and they indicate that three units existed. The records trace back to 1998 having utilities for three units. The most significant is the handwritten record of Alice Williams, prior owner of the property. She obtained the property in 1942, and the two-family residence was constructed in 1948. In 1948, she obtained a building permit for the bungalow for \$5.00. Exhibit A-1, survey from September 6, 1950 showing the two separate units on the property. Exhibit A-2, survey from 2005 showing the two separate units.

Patrick Finley, Zoning Officer, City of Vineland, stated he had no objection to the certification. In 1948, this property was in Landis Township and two dwellings on one was probably permitted.

Chairman made a motion to close the public hearing.

Roll call:

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

Mr. Torchio made a motion to approve the request.

Roll call:

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

Application granted.

THE ARC OF CUMBERLAND COUNTY, INC., 1680 W. Sherman Avenue, Block 6001 Lot 21, Zone I-2, use variance and a redivision approval for a non-profit community service organization.

The applicant was represented by Rocco Tedesco, Esq., and they agreed to proceed with five members. Property owned by Arc and it is an activity center for the disabled. The use is a pre-existing and non-conforming use in that zone. They are located on lot 21. The adjacent property is the County's maintenance facility on lot 22. They will be adding an above ground fueling station for the County's vehicles. The county indicated a need to acquire 1.502 acres from ARC which will be added to Lot 22. After the redivision the ARC lot, Lot 21 will contain 3.245 acres with frontage of 245 feet along Sherman Avenue. A use variance is required for the redivision since the ARC use is not a permitted use in the I-2 zone. Reducing the lot size results in a use variance. ARC use is inherently beneficial the special reasons for positive criteria is satisfied. There is no substantial detriment to the public good or to the City's Land Use Ordinance and Zoning Plan. The redivision will benefit the public by improving the County maintenance and road department.

Chairman made a motion to close the public hearing.

Roll call:

Victoria Lods: Yes
Gena Pacitto: Yes
John Pierantozzi: Yes
Jeffrey Torchio: Yes
Joseph Stefano: Yes

Mr. Torchio made a motion to approve the request.

Roll call:

Victoria Lods: Yes
Gena Pacitto: Yes
John Pierantozzi: Yes
Jeffrey Torchio: Yes
Joseph Stefano: Yes

Mr. Torchio made a motion to approve Resolution #2020-34.

Roll call:

Victoria Lods: Yes
Gena Pacitto: Yes
John Pierantozzi: Yes
Jeffrey Torchio: Yes
Joseph Stefano: Yes

Application granted.

SVT PROPERTIES, LLC, 41 Columbia Avenue, Block 4206 Lot 23, Zone R-2, certification of non-conforming use for a two unit family dwelling.

The applicant was represented by Michael Gruccio, Esq. A two-family dwelling is permitted in the R-2 zone, but this lot is undersized for a duplex. The property has a front yard setback of 30.1 feet, side yard setback on the north side of 1.1 feet and a side yard setback on the south side of 12.4 feet. The ordinance requires a minimum of lot size of 19,500 square feet for a duplex and requires a minimum side yard setback of 20 feet. City and LSA records reflect two residential units. The City assessed the dwelling as a two family dwelling in 1977 and a conversion.

Mr. Finely noted that there were no violations or enforcement pending for this property.

Chairman made a motion to close the public hearing.

Roll call:

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

Mr. Stefano made a motion to approve the request.

Roll call:

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

Application granted.

SP BRIDGETON III, LLC, 407 S. Eighth Street, Block 4105 Lot 21, Zone R, certification of non-conforming use for a three unit family dwelling.

The applicant was represented by Jon Shadinger Jr., Esq. The building was constructed in approximately 1900. The property record card from 1980 indicates that it was a three family dwelling.

Mr. Finley reviewed the property record card, and it states that it is a three family dwelling. He recommends that the applicant add six parking spaces at the rear of the property. The remainder of the pavement is to be removed and planted with grass for recreation purposes.

George Gellert, neighbor testified on behalf of the applicant. He owned his home from 1979 until 1991, and the dwelling in question was always a three family dwelling.

Chairman made a motion to close the public hearing.

Roll call:

Ryan Feaster: Yes

Victoria Lods: Yes

Gena Pacitto: Yes

John Pierantozzi: Yes

Joseph Stefano: Yes

Jeffrey Torchio: Yes

George LoBiondo: Yes

Mr. Torchio made a motion to approve the request.

Roll call:

Ryan Feaster: Yes

Victoria Lods: Yes

Gena Pacitto: Yes

John Pierantozzi: Yes

Joseph Stefano: Yes

Jeffrey Torchio: Yes

George LoBiondo: Yes

Application granted.

EXTENSION REQUEST- ALIANO BROTHERS LAND MANAGEMENT, 3119 Champlings Court, Block 603 Lot 18, Zone R, extension request for two (2) one (1) year extensions.

The applicant applied for two one year extension from November 15, 2019 until November 15, 2021 for a final major site plan approval.

Mr. Torchio made a motion to approve the request.

Roll call:

Ryan Feaster: Yes

Victoria Lods: Yes

Gena Pacitto: Yes

John Pierantozzi: Yes

Joseph Stefano: Yes

Jeffrey Torchio: Yes

George LoBiondo: Yes

Application granted.

ADJOURN:

Ryan Feaster: Yes

Victoria Lods: Yes

Gena Pacitto: Yes

John Pierantozzi: Yes

Joseph Stefano: Yes

Jeffrey Torchio: Yes

George LoBiondo: Yes

Meeting adjourned at 8:57 PM

Yasmin Ricketts, Secretary

Zoning Board of Adjustment