

**ZONING BOARD OF ADJUSTMENT MEETING**  
**September 16, 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  
Ryan Flaim  
Victoria Lods  
Gena Pacitto  
John Pierantozzi  
Joseph Stefano  
Jeffrey Torchio  
George LoBiondo

**Members absent were:** All members attended in person or virtually.

**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 application for Abrahan Heredia is being carried to the October 21, 2020 meeting with no further notice.

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

Roll call:

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

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

Roll call:

Ryan Feaster: Yes  
Ryan Flaim: Abstain  
Victoria Lods: Yes  
Gena Pacitto: Yes  
John Pierantozzi: Yes  
Joseph Stefano: Yes, Abstain Resolution #2020-37  
Jeffrey Torchio: Yes  
George LoBiondo: Yes

**JASON BRANDT**, 951 E Butler Avenue, Block 7106, Lot 12, Zone R-5, requesting side yard setback for the construction of a single family dwelling fronting on Morning Glory Drive.

Mr. Headley recused himself because his brother lives within 200' of the applicant.

Mr. Jason Brandt testified on his own behalf. He is requesting a side yard setback to construct a single family dwelling. He is requesting side yard setbacks of 24' whereas 35' is required on both sides. All other bulk requirements are met.

Mr. Finley explained that a home existed on that lot and it was demolished. He explained that setbacks are measured from the roof overhang. A subdivision was approved when the area was R-3 and it later changed to the R-5 zone with larger setback requirements. The property has 2 frontages, and he recommends that the driveway be off of Morning Glory Drive.

Mr. Brandt agreed to have one driveway on Morning Glory Drive and none on Butler Avenue. He also agreed to the 60-foot setback for an accessory structure from Butler Avenue.

Pamela Romer, member of the public, had concerns with the location of the entrance. She wanted to know if the lot was going to be subdivided.

Mr. Brandt indicated that there is no intent to subdivide this property.

Diane Carpenter, member of the public, wanted to know where the house is being located.

Mr. Finley showed her where the house is being located.

Maria DiMaria, member of the public, lives across the street on Morning Glory Drive. Her realtor told her that no one would build on that lot.

Chairman made a motion to close the public hearing.

Roll call:

Ryan Feaster: Yes

Ryan Flaim: 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

Ryan Flaim: Yes

Gena Pacitto: Yes

John Pierantozzi: Yes

Joseph Stefano: Yes

Jeffrey Torchio: Yes

George LoBiondo: Yes

Application granted.

**YYZ INVESTMENTS, LLC**, 1170 Karin Street, Block 3108, Lot 12, Zone R-P, requesting a use variance to utilize a previous medical office as a business office with a waiver of site plan requirements.

The applicant was represented by Michael Gruccio, Esq. Mr. Stephen McQuaid & Mr. Robert Paterno were sworn in as witnesses.

Mr. DiDomenico owns three properties within the condominium. He is also the president of the Condo Association. The Condo Association does not object to the application. They are concerned with parking. He is recusing himself from this application.

Mr. Gruccio explained that use of property will be an intake call training center. There will be two onsite managers and two trainees. The applicant can control the number of trainees in the office at one time. There are 15 parking spaces onsite and it is sufficient for the proposed use. On February 23, 1976, the Vineland Zoning Board approved a six-month extension of a variance for Dr. Marsh's medical office. There is a site plan on file from 1984. The Planning Board assumed jurisdiction in 1987 and 1989 for minor expansions. The Planning Board granted an approval in 1999 for an office addition. They also granted an onsite parking amount variance of 16 spaces whereas 37 spaces were required. The use variance requested will have less impact than a medical office. The applicant is requesting waiver of a new site plan and requests that the 1999 site plan be confirmed.

Mr. Headley, indicated that 15 parking spaces are required and the site has 15 spaces based on the marked-up plan that was submitted. The three rear parking spaces behind the building would be difficult to get in. He has no objection to waiver of site plan.

Chairman made a motion to close the public hearing.

Roll call:

Ryan Feaster: Yes

Ryan Flaim: 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

Ryan Flaim: Yes

Gena Pacitto: Yes

John Pierantozzi: Yes

Joseph Stefano: Yes

Jeffrey Torchio: Yes

George LoBiondo: Yes

Application granted.

ADJOURN:

Ryan Feaster: Yes

Ryan Flaim: Yes

Victoria Lods: Yes

Gena Pacitto: Yes

John Pierantozzi: Yes  
Joseph Stefano: Yes  
Jeffrey Torchio: Yes  
George LoBiondo: Yes

Meeting adjourned at 8:41 PM

Yasmin Ricketts, Secretary  
**Zoning Board of Adjustment**