

ZONING BOARD OF ADJUSTMENT MEETING
May 18, 2022

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

Members present were:

Ryan Flaim
Victoria Lods
Joseph Stefano
Darwin Cooper
Rudolph Luisi
George LoBiondo

Members absent: Gena Pacitto, Raquel Soto

Others Present were:

Frank DiDomenico, Solicitor
Yasmin Ricketts, Zoning Board Secretary
Patrick Finley, Zoning Officer
Ulrick Crudele, Assistant Zoning Officer
Ryan Headley, Supervising Engineer

Mr. DiDomenico went over revisions to the agenda.

The Chairman entertained a motion to approve the minutes from the April 20, 2022 meeting.

Roll call:

Ryan Flaim: Yes
Victoria Lods: Abstain
Joseph Stefano: Yes
Darwin Cooper: Yes
Rudolph Luisi: Yes
George LoBiondo: Yes

The Chairman entertained a motion to approve the resolutions from the April 20, 2022 meeting

Roll call:

Ryan Flaim: Yes
Victoria Lods: Abstain
Joseph Stefano: Yes
Darwin Cooper: Yes
Rudolph Luisi: Yes
George LoBiondo: Yes, Abstain 2022-19

BRENDA RAMOS, 534 E. Wood Street, Block 3018, Lot 12, Zone CPO, certification of non-conforming use for a three-unit family dwelling.

Mr. Stefano made a motion to approve the application.

Roll call:

Ryan Flaim: Yes
Victoria Lods: Yes
Joseph Stefano: Yes

Darwin Cooper: Yes
Rudolph Luisi: Yes
George LoBiondo: Yes

Application dismissed.

GAIL & MICHAEL FIEN, 1559 N East Avenue, Block 1702, Lot 129, Zone R-5, side yard setback for the construction of an addition to a single-family dwelling.

Gail Fein testified on her own behalf. They are adding an addition to the rear of their home. The house has an existing setback of 7.5' from the property line because of the roofing. They are adding a handicap accessible addition, garage and ramp for the future. They do not want to be a burden on their family. A new septic system was installed so they are limited to the proposed area of development.

Chairman made a motion to close the public hearing.

Roll call:

Ryan Flaim: Yes
Victoria Lods: Yes
Joseph Stefano: Yes
Darwin Cooper: Yes
Rudolph Luisi: Yes
George LoBiondo: Yes

Mr. Stefano made a motion to approve the application.

Roll call:

Ryan Flaim: Yes
Victoria Lods: Yes
Joseph Stefano: Yes
Darwin Cooper: Yes
Rudolph Luisi: Yes
George LoBiondo: Yes

Application granted.

PZ PROPERTIES, 21 W. Plum Street, Block 2915, Lot 6, Zone R, certification of non-conforming use for a three-unit family dwelling.

The applicant was represented by Michael Gruccio, Esq. This lot can easily accommodate three family dwellings, but they are not permitted in the zone. The Landis Sewage Authority records date back to 1998 and they reflect a three family dwelling. Code Enforcement records reflect a three family dwelling as of 1999. The property record card shows that the building was constructed in 1910. It also states that there was a three family conversion as of 1980 and permits were obtained. A floor plan of the three apartments and a survey was provided. Units 1 and 2 on the first floor have 1 bedroom; kitchen; living room and 1 bath. Unit 3 on the second floor has 2 bedrooms; kitchen; dining room; living room and 1 bath. The applicants purchased this property as a three family dwelling and

they will be restoring the property. The property is in need of physical rehabilitation to restore it to an attractive property.

Chairman made a motion to close the public hearing.

Roll call:

Ryan Flaim: Yes
Victoria Lods: Yes
Joseph Stefano: Yes
Darwin Cooper: Yes
Rudolph Luisi: Yes
George LoBiondo: Yes

Ms. Lods made a motion to approve the application.

Roll call:

Ryan Flaim: Yes
Victoria Lods: Yes
Joseph Stefano: Yes
Darwin Cooper: Yes
Rudolph Luisi: Yes
George LoBiondo: Yes

Application granted.

MICHAEL & MELISSA D'ALESSANDRO, 1466 Whispering Woods Way, Block 5204, Lot 38, Zone R-4, rear yard setback and impervious lot coverage for the installation of an in ground pool, patio canopy and relocation of a residential shed.

The applicant was represented Michael Fralinger, Esq. The applicants purchased the property in September of 2020. They would like to enhance the backyard. They would like to install a pool, add a covering to the patio and relocate the shed. The cover over the patio results in a rear yard setback of 42 feet and 50 feet is required. It is a technical variance because they are attaching it to the house. The pool increases impervious coverage to 38% and 30% maximum is permitted. The site will be fenced which is required for the pool. This is a C(2) variance , the benefits outweigh any detriment to the public good.

Chairman made a motion to close the public hearing.

Roll call:

Ryan Flaim: Yes
Victoria Lods: Yes
Joseph Stefano: Yes
Darwin Cooper: Yes
Rudolph Luisi: Yes
George LoBiondo: Yes

Mr. Stefano made a motion to approve the application.

Roll call:

Ryan Flaim: Yes
Victoria Lods: Yes
Joseph Stefano: Yes
Darwin Cooper: Yes

Rudolph Luisi: Yes
George LoBiondo: Yes

Application granted.

HELEN'S ACRES, LLC, 1695 W Garden Road, Block 1101, Lots 13 and 15.01, Zone I-B, convey a portion of one lot to another lot making the single-family dwelling a principal use.

The applicant was represented by Michael Fralinger, Esq. This applicant previously received two approvals for expansions from the Planning Board. They need to expand further to the west. Helen's Acres is under contract to purchase the entire property but they have to do it in two parts. The first part is the farm field property. There is a single-family dwelling that is currently rented. That is the reason why the applicant is before the Zoning Board and not the Planning Board. This property is located in the I-B zone. Lot 13 is a pre-existing non-conforming lot because of the single-family dwelling. That would not be the case if the house was a homestead for the farm. The house is being separated from the farm. The applicant is trying to maintain at least 1 acre for the house. The rest of the 10.45 acres will be conveyed to Helen's Acres and consolidate that portion with lot 15.01. They were able to gain 100' of frontage along West Garden Road and that would allow entry into the farm area. That leaves about 199' of frontage for the dwelling lot. The dwelling has existed for at least 70 years. Mr. Headley utilized industrial standards as oppose to business standards. The bulk variances are lot area for lot 13.01, 45,240 square feet and 87,000 square feet required. Lot frontage for lot 13.01, 199 feet and 250 feet required. Lot 13.01, width of 199 feet and 250 feet required. Rear buffer lot 13.01, 2 feet and 5 feet required. There is a side buffer variance for 13.01, 0 feet and 5 feet required. The applicant requests that in lieu of removing the concrete pad prior to recording deeds that they be permitted to post a bond if needed. The applicant agrees to all other requirements of Planning and Engineering reports.

Chairman made a motion to close the public hearing.

Roll call:

Ryan Flaim: Yes
Victoria Lods: Yes
Joseph Stefano: Yes
Darwin Cooper: Yes
Rudolph Luisi: Yes
George LoBiondo: Yes

Mr. Flaim made a motion to approve the application.

Roll call:

Ryan Flaim: Yes
Victoria Lods: Yes
Joseph Stefano: Yes
Darwin Cooper: Yes
Rudolph Luisi: Yes
George LoBiondo: Yes

Application granted.

CITY OF VINELAND INDUSTRIAL COMMISSION, 1674 and 1708 W Garden Road, Block 604, Lots 30 and 31, Zone I-B, convey a portion of one lot to another lot thereby enlarging the lot of a legal non-conforming single-family dwelling.

The applicant was represented by Alan Giebner, Esq. The Industrial Commission is recognizing a prior subdivision that was not recorded back in 1989 which is causing a title problem. An area of 25,508 square feet is being added to lot 31. Lot 31 has a residence, which is pre-existing non-conforming use. One half acre is being added to lot 31. The frontage is being increased by 13 feet, increasing the distance of the residence and proposed industrial use on lot 30. The owner of lot 30 is demolishing two old structures because of encroachment issues. The applicant will have no impact on the zoning ordinance. The intensity of the use is not going to increase. The use is not going to create more traffic. There is a contract purchaser for lot 30, and have agreed to purchase subject to this application. The applicant is also requesting waivers for perfected plan items in 9b and 9d. Applicant agrees to all other requirements of Planning and Engineering reports.

Chairman made a motion to close the public hearing.

Roll call:

Ryan Flaim: Yes
Victoria Lods: Yes
Joseph Stefano: Yes
Darwin Cooper: Yes
Rudolph Luisi: Yes
George LoBiondo: Yes

Mr. Flaim made a motion to approve the application.

Roll call:

Ryan Flaim: Yes
Victoria Lods: Yes
Joseph Stefano: Yes
Darwin Cooper: Yes
Rudolph Luisi: Yes
George LoBiondo: Yes

Application granted.

ADJOURN:

Ryan Flaim: Yes
Joseph Stefano: Yes
Raquel Soto: Yes
Darwin Cooper: Yes
Rudolph Luisi: Yes
George LoBiondo: Yes

Meeting adjourned at 8:29 PM

Yasmin Ricketts, Secretary
Zoning Board of Adjustment

