

**ZONING BOARD OF ADJUSTMENT MEETING**  
**June 15, 2022**

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

**Members present were:**

Raquel Soto  
Joseph Stefano  
Darwin Cooper  
Rudolph Luisi  
George LoBiondo

**Members absent:** Gena Pacitto, Ryan Flaim, Victoria Lods

**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 May 18, 2022 meeting.

Roll call:

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

The Chairman entertained a motion to approve the resolutions from the May 18, 2022 meeting

Roll call:

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

**3119 CHAMMING COURT LLC**, 3119 Chamming Court, Block 603, Lot 18, Zone I-1, one-year extension of existing preliminary/final major site plan approval.

The applicant was represented by Michael Gruccio, Esq. The site plan was approved in November of 2017 for a recycle of agricultural plastic product facility. Since then, the property was sold to a modular home manufacture company. For a period of time, the applicant did not follow the approved site plan. Licenses and Inspections has inspected the property and there are now no violations. The use of the property is permitted in the zone and the operator has a zoning permit to conduct business. The applicant understands that any extension of the use will require a new site plan submission. The applicant's request for the third and final one-year extension was granted for the period November 22, 2022 through November 22, 2023. The applicant will return to the board for a revised site plan.

Mr. Stefano made a motion to approve the application.

Roll call:

Raquel Soto: Yes

Joseph Stefano: Yes

Darwin Cooper: Yes

Rudolph Luisi: Yes

George LoBiondo: Yes

Request approved.

**U-HAUL**, 2290 S. Delsea Drive, Block 1702, Lot 129, Block 6101, Lots 19 and 20, Zones R-5 and B-3, expansion of an existing self-storage facility in a split zone.

The applicant was represented by Augusta O'Neill, Esq. The applicant agrees to proceed with a five member Board. The property is the location of the current U-Haul self-storage facility. In the Planning Report, there were five variances that were identified with this application. Item 5a, side yard setback in lot 20, 20 feet whereas 50 feet required. Item 5d, side buffer for lot 20, 20 feet whereas 25 feet required. Item 6a, waiver for parking space width, 9 feet whereas 9.5 feet required. Item 6b, waiver for parking space depth, 18 feet whereas 19 feet required. Item 6c, waiver for end parking space back up aisle width, 0 feet whereas 5 feet required. Item 6d, waiver for stormwater management basin side setback, 5.82 feet whereas 50 feet required. Item 6g, waiver for presence of a stormwater management basin drive.

Daniel Dibuo, owner's representative, testified on behalf of the applicant. The proposed two-story warehouse will store U-Boxes. They are 8' x 8' x 5' storage containers and they will be stored in the warehouse. This facility will hold about 1,000 U-Boxes. There will be an average of 3 trailers a week that will visit the site. The trailers are flatbed and 53 feet.

Ms. O'Neill indicated that the applicant also agreed with the neighbors to paint the rear (west side) of the warehouse an earth tone color and not white as originally proposed. They will comply with the height ordinance. They will be providing landscaping consisting of Green Giant Arborvitae at the rear of the warehouse. The Applicant also agrees not to expand to the rear in the future.

Justin Gibson, Professional Engineer, testified on behalf of the applicant. On lot 20, arborvitae will be planted between the rear of the building and the basin. On lot 19, arborvitae to be planted at the existing fence line at the westerly rear property line. The Applicant is seeking design waivers.

In the Planning Report, item 10a, waiver street shade trees, 3 trees provided whereas 6 trees required. Item 10b, waiver for parking area shade trees, 0 trees whereas 4 trees are provided. Item 10e, waiver for sidewalks along the frontage of the site. The applicant will provide a screened refuse station by combining the two lots. Item 6a, waiver for parking space width, 9 feet whereas 9.5 feet required. Item 6b, waiver for parking space depth, 18 feet whereas 19 feet required. Item 6c, waiver for end parking space back up aisle width, 0 feet whereas 5 feet required. Item 6d, waiver for stormwater management basin side setback, 5.82 feet whereas 50 feet required. Item 6g, waiver for presence of a stormwater management basin drive.

In the Engineering Report item 9, waiver for the location of the one foot freeboard elevation, minimum side yard setback requirements.

Tim Kernan, Professional Planner, testified on behalf of the applicant. The application should be granted due to site suitability. Lot 19 is currently improved as a self-storage facility. Nine of those buildings are partially or completely in the R-5 zone. Lot 20 is cleared in the front and currently contains rental moving trucks and vans. The proposed warehouse encroaches approximately 30 feet into the R-5 zone. The clearing for the basin and buffering encroaches approximately 200 feet into the R-5 zone. Lots 19 and 20 are approximately 1400 feet deep with 1000 feet into the R-5 zone. That leaves about 800 feet of undisturbed and wooded area on lot 20. The only improvements on lot 19 are the fencing and widening of the drive aisle. There are six purposes of zoning found in our land use law. The general welfare is promoted as there is a need for public storage. Next, adequate light, air and open space. Less than half of lot 20 is being developed. Providing a commercial use that benefits the public. It is an appropriate location for the proposed use. A desirable visual environment is created as the building and site will be esthetically pleasing. He submitted Exhibit A-1, renderings of the building and site. The U-Boxes are stored inside the warehouse oppose to being stored outdoors. Promote the conservation of historic site and districts. Open space is preserved as only half of lot 20 is to be developed. Finally, encourage coordination of various public and private procedures and activities shaping land development. The proposed development is an efficient use of the land. The negative criteria is met as this area is commercial along Delsea Drive with primarily commercial uses. The City Master Plan encourages commercial development along Delsea Drive.

Mr. Gibson explained that 10 parking spaces will be added for U-Haul truck parking along the curb line within the property and easterly center island. The site lighting is mounted at 25 feet in height and directed downward.

Carl Hurban, member of the public, was concerned with the site lighting.

Mr. Headley explained that arborvitae will be planted along the rear property line which will screen lighting. The arborvitae will be 6 to 8 feet tall when planted and will grow 3 to 5 feet per year. They will reach a maximum height of 20 to 30 feet.

Tom Muller, member of the public, wanted the applicant's agreement with the neighbors on the record.

Chairman made a motion to close the public hearing.

Roll call:

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

Mr. Stefano made a motion to approve the application.

Roll call:

Raquel Soto: Yes  
Joseph Stefano: Yes  
Darwin Cooper: Yes  
Rudolph Luisi: Yes

George LoBiondo: Yes

Application granted.

Meeting adjourned at 8:42 PM

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