

**Zoning Board Of Adjustment
December 11, 2019**

Meeting: Zoning Board of Adjustment

Date: December 11, 2019

- I. Meeting called to order
- II. Pledge of Allegiance
- III. Open Public Meeting Act
- V. Roll Call

Member	Present	Absent
Chairman John Gee, Jr.	X	
V. Chair Michael Bimmer	X	
Angie Santori	X	
John Zaradnick	X	
Karen Radie	X	
Lu Valentino	X	
Steve Schmidt	X	
Richard Borden, Alt 1		X
Dawn Sadlowski, Alt 2		X

V. New Business:

- 1. Rt. 73 N.** Block 7.03 Lot 14; Suburban Propane LP; Z-19-19
Zone: Business Development(BD) Existing Use: Storage, Sale & Distribution of Liquid Propane
Application: "d" Variance with site plan. Install 1,000 gallon propane tank for automobile filling.
Applicant asked for continuance until January 8, 2019 meeting.

Motion to Accept made by Ms. Karen Radie, second by Ms. Angie Santori,
All Approve

- 2. 325 W. Mill Rd.** Block 137: Lot 2; The Palace Associates LLC; Z-19-20

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Zone : Residential(RA) Existing Use: Detached Single Family Home & Solar Field

Application: Use Variance to allow apartment within detached garage.

Mr. Ari Rosenberg, Mr Jim Miller and Mr. Robert s. Baranowski, Jr. were sworn in by Solicitor Kingsbury.

Testimony followed that although the existing garage has been used as a staff residence till now, no formal approval was ever given by the board.

Mr. Rosenberg testified that there are currently 4 nursing assistants that currently occupy the garage.

It was stated that the garage was a two-unit structure, but later clarified by Mr. Rosenberg that it is one unit with 3 bedrooms, Two singles and one double, a bathroom, a common kitchen, eating area and laundry facilities. It currently sleeps 4, but would like to have 5. Mr. Rosenberg stated that The Palace Facility has a great need for this approval, due to the fact that they must provide housing for the Phillipine Staff. They come to the United States and achieve their CAN License and work in the facility approximately 8-10 8 hour shifts weekly.

Much discussion and Questions followed by Board Members about how this "Dormitory Style" housing fits into the existing residential area.

Outdated pictures were presented, but none of the inside of the dwelling.

Board Members also raised questions about employee safety, property maintenance and overall concerns about living in this manner. Parking Questions also are a concern, although it was stated by Mr. Rosenberg that only two of the staff have vehicles.

Applicant decided to table the request for this meeting. They will provide indoor pictures and address the staff safety for access to the workplace.

Motion to Continue to February 12, 2020 was made by Mrs. Santori and seconded by Mr. Steve Schmidt.

All approve.

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- 3. 549 E. Linwood Ave.** block 77 Lot 7; 8; 13 & 14 Eastern Lift Truck Co. Z-19-22 Zone: Business Development (BD) Existing Use: Forklift (Sale, Rental and Servicing)
Application: 205-33. A “d” Variance to permit sale of on and off road (LSV) vehicles which requires the applicant to obtain a new Automobile dealer license for title and license plates.

Mr. Frank Tedesco, Mr. Jim Miller and Mr. Dennis O’Neill were sworn in by Solicitor Kingsbury.

Mr. Dennis O’Neill testified that he is business operations manager for Eastern Lift Truck and has been with the company since 1973.

Ms. Karen Radie recused herself because her son works for Eastern Lift Truck Co.

Mr. John Zaradnick does use the company for service of his forklift, but it was deemed not to be a conflict of interest.

There are five buildings that encompass Eastern Lift Truck. Each building has various uses, 540 E Linwood would be the building to house the new LSV’s. There would not be a sales office at this site, rather Eastern Lift has hired Salesman that would have their own trucks with trailers to deliver the purchased vehicles.

The sale of all retired trucks and equipment is done at Auction.
The site will not be what would be classified as a “Car Dealership”.
There will be no showrooms or test-drives. No on site sales be made at This site.

Mr. John Zaradnick asked if the new LSV’s would be displayed or stored Outside. Mr. O’Neill said no they would not.

Mr. Jim Miller testified that the site is appropriate for this new aspect of

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sales to be encompassed into the existing business. There will be no external impact on the area: no flags, blow-ups or balloons that would normally accompany a car dealership.

Engineers Report: Mr. Cantwell had no objections to Mr. Millers testimony. He did request that curbing and driveway aprons be repaired along the E. Linwood Sites.

Open to the Public for Comments. No Comments. Closed to the Public.

Motion to Approve with restrictions outlined in the Resolution made by Mr. Bimmer, second by Mr. Schmidt All Approve, Ms. Karen Radie recused.

IV. Minutes, Motion to Approve made by Mr. Zaradnick, second by Chairman Gee, All Approve with the correction of Mr. Bimmer's name.

V. Resolutions

2019-ZB-20 529 E. Woodlawn Ave. Motion by Ms. Radie, Second by Ms. Lu Valentino, All Approve, Chairman Gee recused.

2019-ZB-21 415 E. Main St. Motion by Vice Chair Bimmer, second by Mr. Steve Schmidt, All Approve

2019-ZB-22 Stoncor Motion made by Vice Chair Bimmer, second by Ms. Santori, All Approve

2019-ZB-23 "Sammy's Car Wash Express" Motion by Vice Chair Bimmer, Second by Chairman Gee, All Approve

Motion To Adjourn Made by Vice chair Bimmer, second by Ms. Lu Valentino, All Approve