

**Zoning Board Of Adjustment**  
**June 8,2022**  
**Draft**

---

**Meeting: Zoning Board of Adjustment**

**Date: June 8, 2022**

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

<b>Member</b>	<b>Present</b>	<b>Absent</b>
Chairman John Gee, Jr.	X	
V. Chair Michael Bimmer	X	
Miriam Bebitch	X	
Karen Radie		X
Gregory Taylor	X	
Lu Valentino	X	
John Zahradnick	X	
Joanne Mortimer Alt # 1	X	
William Zerega Alt # 2	X	
Laura Walthy Alt # 3	X	
Jermaine Williams Alt #4	X	

**V. New Business:**

a. **124 Stiles Ave**-Block 80 Lot 12.01; Leon Santore; ZBA-22-05

Existing Use: 2-Family Dwelling

Proposed Use: 2-Family Dwelling

Application: Pre-Existing non-conforming use or conditional use approval

Applicant's Attorney Matthew Zabel will present the Application

Witnesses: Leon Santore

Frank Santore

James Fidler

All were sworn in by Board Solicitor Kingsbury

Mr. Zabel called Frank Santore. Mr. Frank Santore's recollection goes back to 1954 when the property was a coal and oil business on the first floor and an

## **Zoning Board Of Adjustment**

**June 8,2022**

### **Draft**

apartment upstairs. After that, the coal business vacated the property and Uncle Leon lived downstairs and Horace MacAdams and his wife lived upstairs.

The next witness was Mr. James Fidler. He currently lives in Riverton, NJ. Mr. Fidler stated that he lived in Maple Shade from 1957-1962. He lived in the upstairs apartment prior to purchasing a home at 15 W Linwood Ave. He lived in the upstairs apartment and the Santore Grandparents lived downstairs.

Mr. Zabel presented a Deed from Maple Shade Coal Inc to Leon and Rose Santore. This deed was passed around for Board Members to see.

Mr. Santore further stated that he was born in the property in 1950. In 1969 he got married and moved upstairs with his wife and lived there for 20 years.

Chairman Gee asked for Board Member Questions?

Ms. Valentino asked if there were two families in the property now?

Mr. Santore stated yes, the current tenants have both been there for eight years.

Chairman Gee summed up that if the Santore's do not have a Resolution or Document showing the property as a duplex, then Mr. Santore is here for a variance. He continued that this property predates Zoning Law and that it will cost money for the Santore's to bring the property into Code for Public Safety.

Chairman Gee asked Board Engineer McNulty to go thru his review letter.

- a. He recommends precast parking curbs to stop the parked vehicles from impeding on the concrete walkway.
- b. Sidewalks- The sidewalk on Stiles is very narrow and needs to be widened. As far as the Linwood Ave property side goes, there currently are no sidewalks. Eventually, this will need to be done.
- c. Recycling and Trash bins are visible and should be placed on the concrete slab on the opposite side of the property. Mr. Santore will send a letter to the Tenants to have them comply.
- d. Parking spots- Do you have room for the fourth parking spot? Mr. Santore stated that yes there is room for the fourth spot. McNulty stated that these four spots should be designated with lines, and precast parking curbs or bollards.

## **Zoning Board Of Adjustment**

**June 8,2022**

### **Draft**

- e. Building Mounted Lighting- Mr. Santore will comply with Code Requirements.
- f. Steel Steps are not considered safe according to Construction Code and will need to be replaced. Mr. Santore asked for some time, to accomplish this.

Chairman Gee opened the meeting to the General Public. None Public Portion Closed.

A Motion to Approve was made by Mr. Zahradnick, second by Ms. Bebitch, All approve

Chairman Gee asked for a Motion to Continue 220 Lenola Rd LLC until the next meeting date.

A Motion to Approve was made by Ms. Mortimer, second by Mr. Zahradnick, All Approve.

Board Solicitor Kingsbury did state that the Board can dismiss the Application if 220 Lenola Rd LLC does not renotify those within the 200' list.

### **VI. Old Business:**

- 1. Resolutions: 2022-ZB-22-06 granting tri plex to Aryeh Holdings 2. LLC was continued until next month.

A Motion to Approve was made by Mr. Zahradnick, second by Chairman Gee, All Approve

- 2. Annual Report:

A Motion to accept the Annual Report was made by Vice Chairman Bimmer, second by Mr. Zahradnick, All Approve.

### **VII. Minutes:** May 11, 2022

A Motion to Approve the Minutes was made by Vice Chairman Bimmer, second by Ms. Bebitch, All Approve

### **VIII. Adjourn:**

**Zoning Board Of Adjustment**  
**June 8,2022**  
**Draft**

A Motion to adjourn was made by Mr. Zahradnick, second by Vice Chairman Bimmer, All Approve

Next Meeting: July 13, 2022