

Ewing Township Zoning Board Meeting June 21st 2018

A Ewing Township Zoning Board Meeting was held in the Council room of the Municipal Building.

Mr. Greenberg opened the meeting and the following statement was read, "The notice requirements provided for in the open Public meeting act has been satisfied. Notice of this meeting was properly given in the resolution adopted by the Ewing Township Council on January 3rd, 2018, which was transmitted to the Times of Trenton and the Trentonian, and filed with the Clerk of the Township of Ewing, and posted in the Ewing Township Municipal Building all on the Third day of January 2018.

<u>Present</u>	<u>Excused</u>	<u>Absent</u>
Howard Greenberg	Abelardo Conesa	
George Byrd	Channing Conway	
Mary Corrigan	Frank Scangarella	
John Maloney		
Vernon Clash		
Richard Dey		

Also in Attendance

- Sharon Dragon - Attorney**
- Mr. Miller - Engineer**
- Chuck Latini -Planner & Zoning Officer- Not Present**

Minutes for May 17th were approved
Motion made by Mr Clash
Seconded by Ms Corrigan

No Applicants for this Meeting

No New Business

Resolutions were adopted for 1440 Lower Ferry Road and 515 Berwyn Ave

Submitted by Imelda Wollert

Resolution June 21st 2018

**Resolution #2018-ZB-03
Lower Ferry Road LLC
1440 Lower Ferry Road
Block 225.02 Lot 51
IP-1 Zone**

A motion was made to adopt the resolution of Memorilization for the following

Applicant is requesting third one-year extension of the approvals originally granted by Ewing Township Zoning Board of Adjustments on March 16, 2006 and Memorialized by the Board on April 20, 2006 under Resolution 2006-Z-9 for Use Bulk Variance and waiver approval and Preliminary and Final Site plan approval regarding the Pennington Ewing Athletic Club's ("PEAC") use of the subject property. Pursuant to Resolution #2016-ZB-05 the Board granted a one-year extension through June 30, 2017 and pursuant to Resolution 2017-ZB-03 the Board granted a second one-year extension through June 30, 2018.

Mr Briehler the Owner stated to the board he needs another extension, Mr Latini told the board he has no issues with this extension, there is no reason not to give it he will have to re-apply before the board if he needs another one this is third extension.

Ms Corrigan made a motion to Grant the Extension

Seconded by Mr Clash

All in Favor

Roll

Ms. Corrigan	YES
Mr. Clash	YES
Mr. Greenberg	YES
Mr. Conesa	YES
Mr. Scangarella	YES
Mr Byrd	YES
Mr Maloney	YES

Motion made Tonight by Ms. Corrigan

Seconded by Mr Maloney

Absent, Mr. Conesa, Mr. Scangarella, Mr. Conway

Abstain Mr. Dey

**Resolution #2018-ZB-04
Hunter and Shannon Racz
515 Berwyn Avenue
Block 285 lot31 and 32
R-2 Zone**

A motion was made to adopt the resolution of Memorilization for the following

Applicant is requesting 2-foot variance to install 6-foot high fence on corner lot where maximum height permitted is-4 feet. Applicant is also requesting any other variance or waivers deemed necessary by the board.

The applicant told the board they had a house fire and trying to get it cleaned up as much as possible, the fence is to keep their dogs in and safe so they cannot jump the fence that is there now, it is a corner lot with four feet, it will be a solid fence, the applicant did talk to the neighbors, they have no problems with it, it will not be all the way to the corner because it will block the site triangle, the applicant is just replacing the 25 year old fence with extra height for his dogs, he will also add landscaping

Exhibit-A-1 were pictures on the phone showing the existing fence where is it located now, this was taken by the garage area,

Exhibit- A-2 showed the fencing along the side walk.

Mr Maloney stated there are issues with fencing along Pingree and Sutherland.

Mr. Latini stated there are no issues with the Site Triangle in this area even with 6 foot fencing; this is on the Pingree Side.

Public.

6252

Mr. Space questioned if all applications that come before the board are all the same can all neighbors be approved, he was told each applicant is unique, each applicant has to have their own information for their own property.

The board had a discussion on this application.

Mr. Byrd made a motion to Grant 2-foot variance to install 6-foot high fence on corner lot where maximum height permitted is-4 feet. Also landscaping and shrubs to be added.

Seconded by Mr Conesa

Roll

Mr. Byrd YES

Mr. Conesa YES

Ms. Corrigan YES

Mr. Clash YES

Mr. Greenberg YES

Mr. Scangarella YES

Mr Maloney YES

Motion made Tonight by Mr. Maloney

Seconded by Mr Cash

Absent, Mr. Conesa, Mr. Scangarella, Mr. Conway

Abstain Mr. Dey

Submitted by Imelda Wollert

**EWING TOWNSHIP ZONING BOARD
RESOLUTION 2018-ZB-03**

<p>IN THE MATTER OF LOWER FERRY ROAD, LLC, FOR A THIRD ONE YEAR EXTENSION OF PROTECTION AGAINST ZONING CHANGES PURSUANT TO N.J.S.A. 40:55D-52, TO EXPIRE ON JULY 1, 2019</p>	<p>FINDINGS OF FACT AND CONCLUSIONS OF LAW</p> <p>Block 225.02, Lot 51 Ewing Township, Mercer County Zone: IP-1 Zone, Industrial Park District</p> <p>Application No. ZB06-011 Approval Date: May 17, 2018 Memorialized: June 21, 2018</p>
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BE IT RESOLVED by the Zoning Board of the Township of Ewing that the action taken on May 17, 2018 in this matter is hereby memorialized by this adoption of this written decision setting forth the Board’s findings and conclusions of law.

RELIEF SOUGHT/JURISDICTION/STANDARD OF PROOF

1. In 2006, Lower Ferry Road, LLC, ("Lower Ferry" or the "Applicant") obtained relief from the Board pursuant to Resolution 2006-Z-9 (the Resolution). This Resolution was memorialized by the Board on April 20, 2006, and the date of its decision was March 16, 2006. The Resolution granted use and bulk variance approval along with waiver approval and preliminary and final site plan approval to allow the Applicant to develop the subject property known as 1440 Lower Ferry Road, Block 225.02, Lot 51 (the "Property"). This property is known as the Pennington Ewing Athletic Club ("PEAC") property.

2. This Board has jurisdiction to hear the Applicant’s request for relief in this matter.

3. Pursuant to a resolution memorialized on March 21, 2008, the Board granted the Applicant a one-year extension of its vested right period to April 20, 2009. Shortly thereafter, the New Jersey Permit Extension Act of 2008 was enacted. The Permit Extension Act had not been adopted in February 2008, and the Applicant did not know that the Permit Extension Act would be applied retroactively, rendering the Applicant’s request for a one-year period superfluous. Had the Applicant not requested the one- year extension in February 2008, it would have been in the same position it was in at the time of the extension request in June 2016 because of the New Jersey Permit Extension Act.

4. Pursuant to the New Jersey Permit Extension Act, the running of the approval was tolled through June 30, 2016. Pursuant to N.J.S.A. 40:55D-52 the Applicant requested that the Board grant an additional one-year extension of protection against zoning changes to expire on July 1, 2017 and the Board adopted the Applicant's request for the reasons set forth in its Resolution #2016-ZB-05 memorialized on June 16, 2016.

5. Thereafter, the Board received a letter from Applicant's attorney Eric S. Goldberg, of Stark and Stark dated April 25, 2017 wherein a request was made for a second one-year extension for essentially the same reasons expressed in support of its first extension request. Specifically, in June of 2016, Applicant requested that said extension be deemed its first one-year extension under N.J.S.A. 40:55D-52 because the initial extension in 2008 was made redundant by the New Jersey Permit Extension Act. The Applicant urged that it should not be penalized because it was unable to foresee that the Permit Extension Act would apply retroactively and that the Resolution from March 21, 2008 was unnecessary. The Board thereafter heard and granted the Applicant's request at its May 18, 2017 meeting which was memorialized in Resolution 2017-ZB-04 adopted at its regular meeting held on June 15, 2017.

6. In a letter to the Board dated April 17, 2018, Applicant's attorney Eric S. Goldberg, still of Stark and Stark requested a third one-year extension for essentially the same reasons set forth in the prior extension requests. Specifically, Applicant's attorney suggested that the rationale behind the Permit Extension Act was not compromised and the economic rationale underpinning the Legislature's adoption of the Permit Extension Act was still fully pertinent in the context of this project if the Board were to grant a third one-year extension pursuant to N.J.S.A. 40:55D-52. In its findings and rationale for the adoption of the Permit Extension Act, the Legislature noted among other reasons the following:

- (a) There exists a state of national recession, which has drastically affected various segments of the New Jersey economy, but none as severely as the State's banking, real estate and construction sectors.
- (b) Obtaining an extension of an approval pursuant to existing statutory or regulatory provisions can be both costly in terms of time and financial resources, and insufficient to cope with the extent of the present financial situation; moreover, the imposed costs fall on the public as well as the private sector.
- (c) It is the purpose of this act to prevent the wholesale abandonment of approved projects and activities due to the present unfavorable economic conditions, by tolling the term of these approvals for a period of time, thereby preventing a waste of public and private resources.

7. At the public meeting on May 17, 2018, Michael Brielher, a Principal in the Applicant, appeared and testified that the continued slow state of the economy has prevented the Applicant from filling up the building and completing the approved development project as no one has come forward to rent or otherwise use the space.

8. Charles Latini, Jr. the Board's Zoning Officer and Planner opined that there is no reason to withhold approval of the extension request as the site remains relevant and there have been no ordinance changes that affect the zoning upon which the Applicant's approved development project was based.

9. No public appeared either for or against the extension request.

10. It was noted that while the Board agreed there was a basis to grant the extension per N.J.S.A. 40:55D-52, this is the third and final extension that the Board is permitted to grant the Applicant. Accordingly, the approval shall expire on July 1, 2019.

BOARD ACTION(S)

After considering the Applicant's request at the public meeting, the Board took the following action:

(a) Board Member Corrigan made a motion to approve the request as was made on the record; and

(b) Board Member Clash seconded the Motion.

FINDINGS AND CONCLUSIONS

1. The Board's decision is based on the following findings and conclusions:

(a) In 2006, Applicant obtained relief from the Board in its Resolution 2006-Z-9 memorialized on April 20, 2006, with a date of decision of March 16, 2006. The Resolution granted use, bulk variance and waiver approval, as well as preliminary and final site plan approval to allow the Applicant to develop the subject property known as 1440 Ferry Road, Block 225.02, Lot 51, which is more commonly known as the Pennington Ewing Athletic Club ("PEAC").

(b) The Board subsequently granted Applicant a one-year extension through April 20, 2009 pursuant to a resolution memorialized on March 21, 2008. Shortly thereafter, the New Jersey Permit Extension Act of 2008 was enacted. The Permit Extension Act had not been adopted in February 2008, and therefore, the Applicant was unaware that the Permit Extension Act would be applied retroactively, rendering the Applicant's request for a one-year period superfluous. Had the Applicant not requested the one year extension in February 2008, it would have been in the same position it was in at the time of its June 2016 extension request because the New Jersey Permit Extension Act tolled the approval through June 30, 2016. Consequently, pursuant to N.J.S.A. 40:55D-52, The Applicant requested and the Board granted a one-year extension of protection against zoning changes until July 1, 2017.

(c) The Board determined that the June 2016 request for an extension by the Applicant should be considered its first one-year extension under N.J.S.A. 40:55D-52 and did

not penalize Applicant because it was unable to foresee that the Permit Extension Act would apply retroactively and that the Resolution from March 21, 2008 would be unnecessary.

(d) Thereafter, by Resolution 2017-ZB-04 adopted on June 15, 2017 the Board approved the Applicant's request for a second one- year extension to run from June 30, 2017 to July 1, 2018 for the same reasons expressed in connection with the first extension request

(e) Based on the statements made by the Applicant and confirmed by the Township Zoning Officer/Planner, the Board agrees that the rationale behind the Permit Extension Act is not compromised and the economic rationale underpinning the Legislature's adoption of the Permit Extension Act remains pertinent in the context of Applicant's development project and supports a third and final one-year extension under N.J.S.A. 40:55D-52.

(f) The Board further finds that the zoning requirements for the Property have not been changed and that the site plan approval originally approved for Applicant's development project on the Property remains relevant.

(g) Based on the foregoing, the Board finds that, pursuant to N.J.S.A. 40:55D-52, the Applicant is entitled to a third one-year extension for the period of protection, which shall expire on July 1, 2019 and, according to the aforementioned statute, may not be further extended.

DECISION

1. Based on the foregoing, the Board at its May 17, 2018, meeting voted to approve the extension request.

2. This Resolution of Memorialization was adopted on June 21, 2018, by a 5-0 vote of the majority of the members present, who voted to grant the relief sought by Applicant.

The date of the decision shall be May 17, 2018, except that the date of the adoption of this memorializing resolution is the date of decision for purposes of (1) mailing a copy of the decision to Applicant within (10) days of the date of the decision; (2) filing a copy of the decision with the administrative officer; and, (3) publication of a notice of this decision. The date of the publication of the notice shall be the date for the commencement of lawful vesting protection.

ROLL CALL VOTE ON MOTION TO APPROVE APPLICATION - May 17, 2018

Moved By: Corrigan

Seconded By: Clash

Those in Favor: Greenberg, Byrd, Conesa, Corrigan, Clash, Scangarella and Maloney

Those Opposed: 0

Those Abstaining: 0

Those Absent: Dey

ROLL CALL MOTION TO APPROVE
RESOLUTION OF MEMORIALIZATION June 21, 2018

Moved By: Corrigan

Seconded By: Maloney

Those in Favor: Greenberg, Byrd, Corrigan, Clash and Maloney

Those Opposed: 0

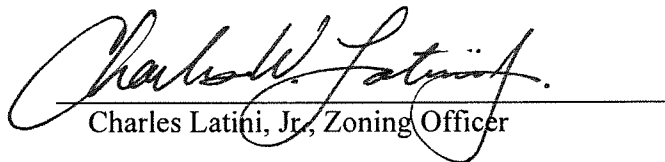
Those Abstaining: Dey (not eligible)

Those Absent: Conesa, Scangarella and Conway

CERTIFICATION

This written Resolution memorializes a motion to grant an application for approval. The motion to grant the application was made and adopted by the Board on June 21, 2018, and was approved by a 5-0 vote of the majority of the Board, with one abstaining (ineligible).

I do hereby certify that the foregoing resolution was adopted by the Ewing Township Zoning Board at its regular meeting held on June 21, 2018. This resolution memorializes formal action taken by the Board at its regular meeting held on June 21, 2018.


Charles Latini, Jr., Zoning Officer

COPY

**EWING TOWNSHIP ZONING BOARD
RESOLUTION: # 2018-ZB-04**

Applicant: Hunter and Shannon Racz
Application #: ZBA-18-002
Location of Premises: Block 285, Lots 31 and 32
515 Berwyn Avenue, Ewing Twp., Mercer County
Present Zoning: R-2 Residential
Approval Date: May 17, 2018
Date Resolution Memorialized: June 21, 2018
Relief Sought: C(2) bulk variance to permit a 6' high
perimeter fence on a corner lot where only 4'
is permitted, together with any other necessary
variances or waivers

WHEREAS, at a public hearing conducted during a regular meeting properly noticed and held on May 17, 2018, the Zoning Board of the Township of Ewing (hereinafter "Board"), considered the following information and makes the following findings of fact and conclusions with respect to the above application:

APPLICATION, PLANS AND REPORTS SUBMITTED BY APPLICANT

1. Land Development Application, ZBA-18-002 dated May 7, 2018 and supporting documentation.

EXHIBITS RECEIVED DURING HEARING

- A-1 Photograph with a view of the existing fence from the garage
A-2 Photograph of the existing fence along Pingree Avenue

WITNESSES APPEARING BEFORE THE BOARD

1. Hunter and Shannon Racz, applicants and owners of Block 285, Lots 31 and 32, the property in question
2. Charles Latini, P.P and Zoning Officer, on behalf of the Board

FINDINGS OF FACT

1. The Board finds that all jurisdictional requirements have been met and the Board has jurisdiction to proceed and it has acted within the time required by law.
 - A. Hunter Racz and Shannon Racz (hereinafter referred to as "Applicants") have certified that all real estate property taxes for the Property have been paid, as well as all escrow fees required by ordinance for the application. The escrow certification includes an agreement to pay all future monies due under the escrow ordinance for consultants and other professional review work related to the Property.
 - B. Applicants filed an Affidavit stating that public notice of the Application was given at least ten (10) days prior to the hearing date to all property owners within 200 ft of the Property and to the public entities required to be notified. The Zoning Board Secretary confirms that newspaper publication was made in conformance with legal requirements and that proof of publication was filed with the administrative officer.
 - C. Applicants have also submitted Township's Contribution Disclosure Statement in accordance with Ewing Township Ordinance N0. 06-19.
2. The following bulk variance pursuant to N.J.S.A. 40:55D-70(c) (2) is required for the proposed fence project: relief from Sec. 215-15(B)(6) and Sec. 215-63 of the Township's Land Use Ordinance ("LUO") which prohibits fencing greater than 4 feet in height in a front yard area (Applicants' property is a corner lot and thus has frontage on two streets), together with any other variances or waivers deemed necessary by the Board.
3. The property which is the subject of the application is known as Block 285, Lots 31 and 32 on the official tax map of Ewing Township, is located on the corner of Berwyn Avenue and Pingree Avenue ("Property") and is owned by the Applicants. The Property is located in the R-2 Residential Zone and is improved with a two-story residential dwelling, attached deck, brick patio with walkways and a paved driveway. It also has an existing wood and wire fence surrounding the rear and rear side yards of the Property, one of which is considered a front yard because it adjoins Pingree Avenue.
4. Applicants provided the following testimony at the hearing:
 - A. The Applicants seek bulk variance approval to replace the existing wood and wire

fence with a six foot high perimeter fence on their 6,456 sq. lot; other than height, they do not plan to increase the area of fencing on the property. The area of the existing fence is shown on the property survey prepared by Midpoint Surveying, LLC dated April 11, 2018 and submitted with the application. For the new fence, they plan to use a combination of solid wood fencing for added privacy with a lattice top. They testified that they have two dogs which they need to keep within the yard and at least one of the dogs is able to jump over a four foot fence, thus creating a potential safety and welfare issue. The existing fence is also deteriorating and they would like to beautify the property by replacing it with more attractive materials. The new fence will not be placed right up against the sidewalk.

B. In response to questioning by the Board with respect to the need to avoid potential sight issues for drivers, bikers, etc. approaching the intersection of Berwyn and Pingree Avenues due to the proposed height of the fence, it appeared that the new fence and the existing fence are located far back enough so that there will be no issue. When asked, Applicants stated that they were willing to work with the Township Planner to install appropriate shrubbery along the portion of the fence adjacent to Pingree Avenue to further improve the aesthetics.

C. It was noted that the proposed six foot height of the fence did not exceed the Township's LUO requirements for fencing in a rear or side yard and that the variance was only needed on part of the property. The Township Planner agreed that because of its proposed location on the Property, the additional height of the fence would not cause a sight triangle issue at the corner.

5. A member of the public, (Mr. Space), asked if granting the variance would be precedent setting on a corner lot, but the Board noted that each property is uniquely situated and that granting a variance depends on the facts of the case in relation to the criteria which must be satisfied under the law.

BOARD'S FINDINGS WITH RESPECT TO PROOFS

1. After hearing and considering the testimony provided above, the Board finds that the applicant has met the criteria for granting the requested bulk variance in accordance with N.J.S.A. 40: 55D-70(c)(2) which requires the applicant to demonstrate that the purposes of the zoning act would be advanced by a deviation from the zoning requirements and that the benefits would outweigh the detriments, for the following reasons:

i. The Board agrees that permitting the additional height to the fence as proposed by the Applicants for the stated purpose of maintaining their dogs within their own yard, as opposed to

other peoples' property or out in the streets, meets the public health, safety and welfare reasons for zoning articulated in N.J.S.A. 40:55D-2a. In addition, allowing the new fence to be constructed with the materials described by the Applicants, along with the installation of appropriate shrubbery along the portion adjacent to Pingree Avenue, will improve the property and neighborhood aesthetically will thus promote the purposes of zoning as set forth in N.J.S.A. 40:55D-2a, g and i.

2. With respect to the Board's obligation to consider the application in terms of the negative criteria of N.J.S.A. 40:55D-70 which provides that "no variance may be granted without a showing that the relief can be granted without substantially impairing the intent and purpose of the zone plan", the Board finds that this threshold has been met because, due to the proposed location of the existing fence, there will be no impact on the sight triangle at the corner caused by the increased height of the replacement fence. In addition, Applicant is willing to work with the Board Planner to install adequate landscaping/shrubbery along the portion of fencing adjacent to Pingree Avenue which will also work to offset any negative impacts.

3. There were no engineering or other staff reports.

CONCLUSIONS AS TO FINDINGS OF FACT AND PROOFS

Upon recommendation of the Board's Planner, the Board agrees that the requested variance to exceed the Township's land use ordinance requirements pertaining to the four foot height maximum for fencing in a front yard can be granted provided that the Applicant adhere to and comply with the conditions recommended by the Board Planner. Specifically, that Applicants will consult with the Planner regarding the shrubbery to be installed along Pingree Avenue to help enhance the Property and surrounding area.

DECISION OF THE BOARD

NOW, THEREFORE BE IT RESOLVED that, based upon all the aforesaid findings, determinations and conclusions which are all specifically made a part hereof, by a vote of seven (7) in favor and none opposed, that the Zoning Board of the Township of Ewing hereby grants the requested bulk variance to exceed the four foot maximum fence height requirement pertinent to Applicants' Property and to permit a 6 foot high replacement perimeter fence in the locations shown on Applicants' survey for their Property located at 515 Berwyn Avenue, also known as in Block 285, Lots 31 and 32 on the official tax map of Ewing Township, as requested by the Applicant at the hearing on May 17, 2018 and as stated in Application #ZBA-18-002. This approval is subject to Applicant's adherence to the following conditions, as

may be applicable, which must be satisfied prior to the signing of any plans, construction or the issuance of a Certificate of Occupancy for the project, as applicable:

A. The following shall be accomplished prior to the issuance of any building permits and the start of construction:

1. Applicant shall consult with the Zoning Board's Planner/Zoning Official regarding appropriate shrubbery to be planted along the portion of replacement fence adjacent to Pingree Avenue, the exact location thereof and the number of plants to be installed.
2. One (1) copy of the revised, final site plan shall be submitted to the Board office, the Board Planner and the Board Engineer for resolution compliance review. If the plans are found to be in order, then eight (8) sets of the drawings will be required for signature.
3. Payment of all professional escrow, inspection and engineering review fees associated with this application within thirty (30) days of receipt. It shall be Applicant's responsibility to contact the Board office to settle any outstanding review escrow accounts.
4. Evidence of the attainment of the outstanding conditions set forth in this resolution shall be in writing by the professional or entity having jurisdiction over same and placed in the Applicant's file with the Township.
5. The Applicant will provide a copy of all final plans, reports and estimates in electronic format on a CD after all revisions are made to the site plans and after they have been signed by the Township. The plans shall be in PDF and in Auto-Cad version not later than 2013, correspondence in Word format and estimates in Excel version no later than 2003.

B. The following shall be accomplished prior to the issuance of a Certificate of Approval and use of this site:

1. All approved landscaping shall be provided, along with a maintenance plan.

C. The approval granted by this resolution and development pursuant to this approval, is subject to compliance at all times with all applicable federal, state, county and municipal law and regulation including, without limitation, all environmental, building and property maintenance codes. The development constructed pursuant to these approvals, including

landscaping, shall be maintained in good condition and kept in compliance with this approval in perpetuity, except as may be permitted by Ewing Township.

D. The date of the decision shall be May 17, 2018, except that the date of the adoption of this memorializing resolution, June 21, 2018 is the date of the decision for the purposes of (1) mailing a copy of the decision to Applicant within ten (10) days of the date of the decision; (2) filing a copy of the decision with the administrative officer; and (3) publication of a notice of this decision. The date of the publication of the notice shall be the date for the commencement of lawful vesting protection.

ROLL CALL VOTE ON THE MOTION TO APPROVE THE APPLICATION - May 17, 2018

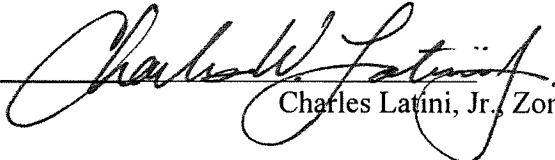
Moved by: Byrd
Seconded by: Conesa
Those in Favor: Greenberg, Byrd, Conesa, Corrigan, Clash, Scangarella and Maloney
Those Opposed: 0
Those Abstaining: 0
Those Not Voting: 0
Those Absent: Dey

ROLL CALL VOTE ON THE RESOLUTION OF MEMORIALIZATION – June 21, 2018

Moved by: Maloney
Seconded by: Clash
Those in Favor: Greenberg, Byrd, Corrigan, Clash and Maloney
Those Opposed: 0
Those Abstaining: Dey (not eligible)
Those Absent: Conesa, & Scangarella & Conway

CERTIFICATION

I hereby CERTIFY that the foregoing is a true copy of a Resolution adopted by the Ewing Township Zoning Board at a duly advertised and regular meeting of the Board held on June 21, 2018, at which a quorum was present and the vote was 5 in favor, 0 against, with 1 abstention (ineligible).


Charles Latini, Jr., Zoning Officer