

In The Matter of the Appeal of:

} CITY OF VINELAND

} ZONING BOARD OF ADJUSTMENT

Ismael Cuperez

Name
1071 New PEAR ST

Address
Vineland NJ 08360

City/State/Zip
856-982-5157

Day Time Phone

} PETITION & NOTICE OF HEARING

To: CITY OF VINELAND ZONING BOARD OF ADJUSTMENT

This application concerns Block 3114, Lot(s) 22 Sheet 31 on the Tax Map of the City of Vineland, having a street address of: 1112 E Landis Ave

The premises are owned by Ismael Cuperez

by virtue of deed recorded in the Cumberland County Clerk's Office,

Book 4024 Page 1123. The applicant's interest in the property if other than owner is Phillip BLACK - CONTRACT PURCHASER

2) The land has frontage on Landis Ave of 71 feet, and a depth of 204 feet.

3) A sketch, map or plot plan of the site has been filed with the Secretary of the Zoning Board of Adjustment, and is available for review on the Fourth Floor of City Hall, 640 E. Wood Street, Vineland, NJ. The sketch, map or plot plan will demonstrate existing boundary lines, existing structures, and proposed changes or structures that the applicant requests approval of herein.

4) The land is situated in the R-P zone(s), and the present use of the land is Duplex Multi-Family

Describe current use (i.e. vacant land, single family dwelling, professional office, retail store, etc.)

5) I desire to construct, modify, or establish the following on this property: Certification of a pre-existing non-conforming Duplex

Describe proposed change (i.e. bedroom addition, used vehicle sales, retail store, two-family dwelling, etc.)

6) I desire the Zoning Board of Adjustment to grant a variance pursuant to NJSA 40:55D-70, paragraph

() a; () b; () c; () d or approval as related to a

() temporary use permit; () subdivision approval;

() site plan approval; () waiver of site plan requirements

(X) Other: Certification of a pre-existing non-conforming Duplex

(Please check all that will apply to this application)

Page 1

DISTRIBUTION

14 copies of Petition & Notice of Hearing (pages 1 thru 3), sketch, map or plot plan, along with property owners list to the Board Secretary and;

1 complete copy of the above to Frank DiDomenico, Esquire., 8 LaSalle Street, Vineland, NJ

1 copy of Petition & Notice of Hearing (pages 1 thru 3) ONLY, to EACH PERSON shown on property owners list, (plot plan optional)

Petition & Notice of Hearing Page 2



- 7) Set forth, in detail, including all facts which you wish to rely on at the hearing, why the Zoning Board of Adjustment should grant your application, (attach as many sheets as needed). This application may be decided on reasons herein stated in the event that one desires not to provide additional testimony on the application.

I am applying to the zoning board for a Certification of a pre-existing non-Conforming Duplex. I purchased the property on 4/27/07 as a duplex. The property has two units. 1st floor unit has 3 Bedrooms and 2 Bathrooms. 2nd floor unit has 2 Bedrooms and 1 Bathroom. Each unit has its own separate electric meter, gas meter, hot water heater, and boiler. The property was set up this same way prior to me purchasing this property. Since I took ownership of this property I have always registered the property annually with the city as a rental duplex. I have always rented the property to tenants as individual 1st and 2nd Floor units. I have passed each annual rental inspection that was performed by the cities code official. I am now selling the property and would like to convey title to the new owner as a Conforming Duplex by the cities guidelines.

8) If the applicant is represented by an attorney, please note the name and address:

N/A

Name

Address

Phone

City/State/Zip

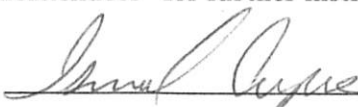
9) Set forth any previous applications to the Zoning Board of Adjustment, regarding this property, along with the nature of request, date of hearing, and results of same.

N/A

10) **TAKE NOTICE** that a hearing on this application will be conducted at the City of Vineland Council Chambers (Second Floor), 640 E. Wood St., Vineland, NJ, on 1/20/21, **7:30 P.M.**, at which time you may appear individually or by counsel and express your opinions either for or against this application.

*** Do to the COVID-19 pandemic, the City will adhere to N.J.S.A. 40:55D-1 and conduct monthly meetings virtually and in person until further notice. If you wish to attend a meeting virtually, please go to www.vinelandcity.org and choose "Planning/Zoning Virtual Meetings-All Attendees" for further instructions.**

12/13/2020



DATE

APPLICANT or ATTORNEY

NOTICE TO APPLICANTS and ATTORNEYS

TIME FOR IMPLEMENTING APPROVAL: If you are granted an approval from the Zoning Board of Adjustment as a result of this application, you will be provided a period of one year from the date of approval to obtain permits, or to implement the approved use. Failure to do so will result in the termination and voiding of this approval, unless an applicant makes a written application to the Zoning Officer for an extension of time regarding this approval, prior to the expiration of the one year period. Such extension, if approved, may only be granted for an additional 6 months.

SITE PLAN APPROVAL can only be obtained if a complete site plan application has been submitted to the Planning Division (794-4101), along with the development application form, the correct number of plans, the appropriate fees, etc. If site plan approval is requested as a condition of a previous variance approval, then a separate Petition and Notice of Hearing and public notice will be required. If during an original hearing of any application, the applicant has requested site plan approval, but the plan has not been reviewed by the City staff, then the portion of the hearing concerning the site plan, may be continued to the next regular meeting date (with proper announcement and with Board approval during the meeting), without any further notice or application.

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Landis Ave

Grass Area
Sidewalk

10'-6"

Curb

7' Wide

110'

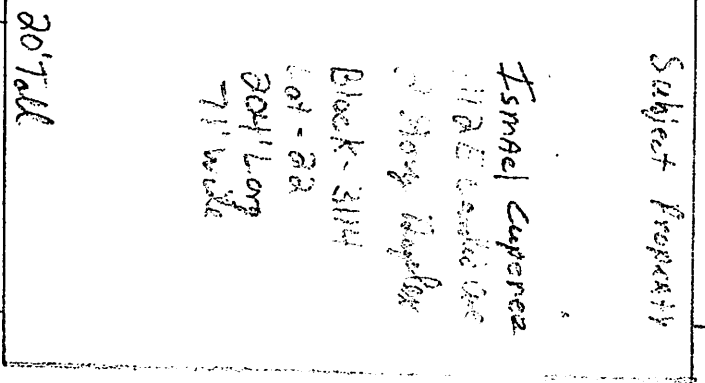
204' Long

Victory Ave

Sidewalk

6'

43'



12'

43'

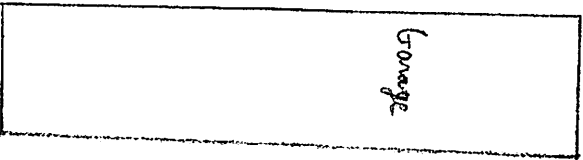
16'

43'

36'



30'



20'

40'

Driveway

30'

16'

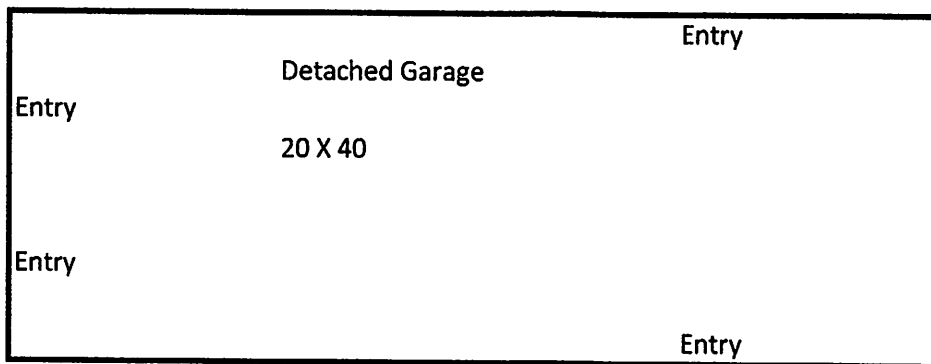
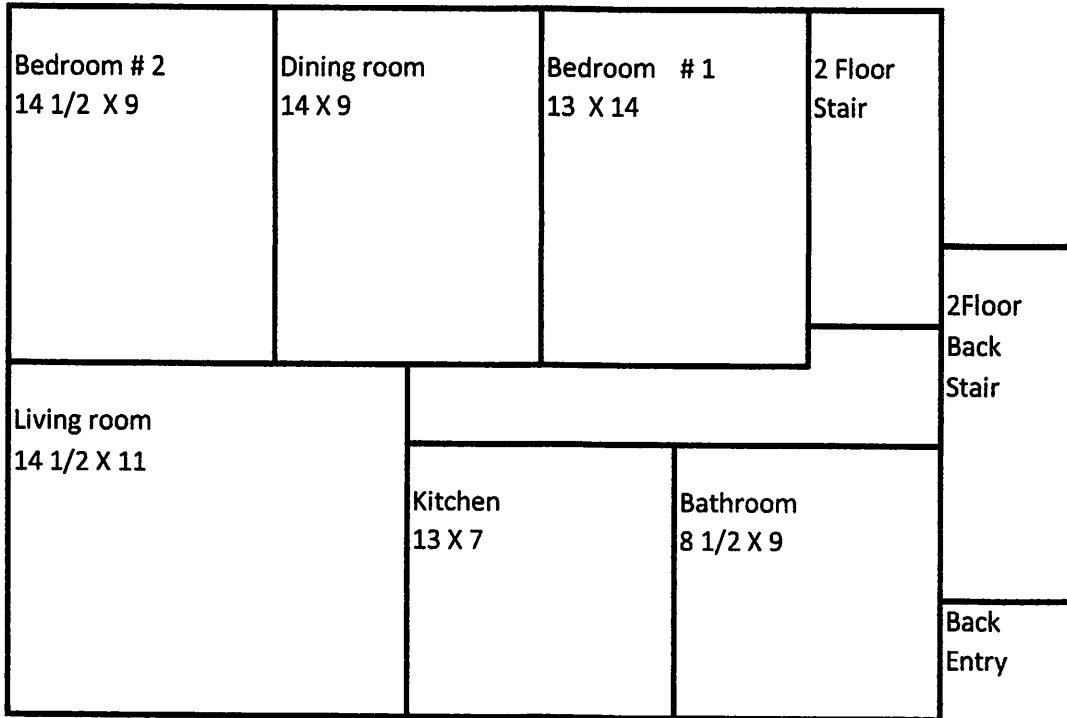
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1112 E. Landis Ave. 2 Floor

Block 3114

Lot 22

Front
ENTRY

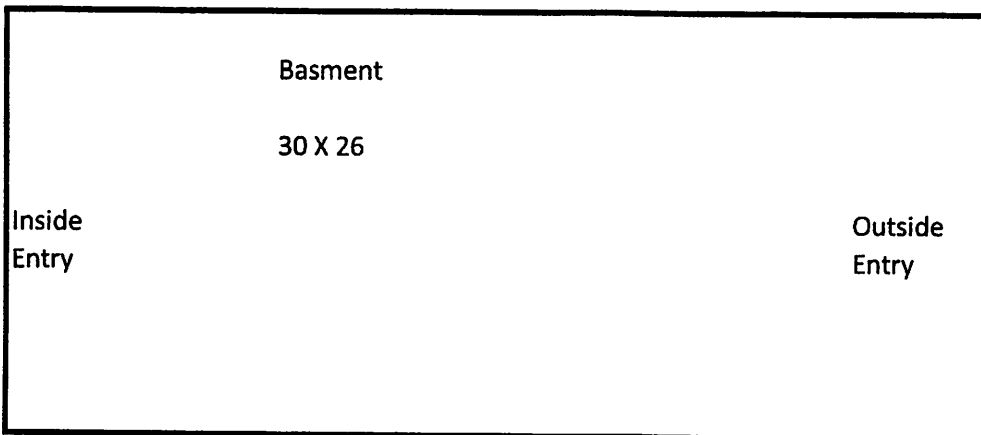
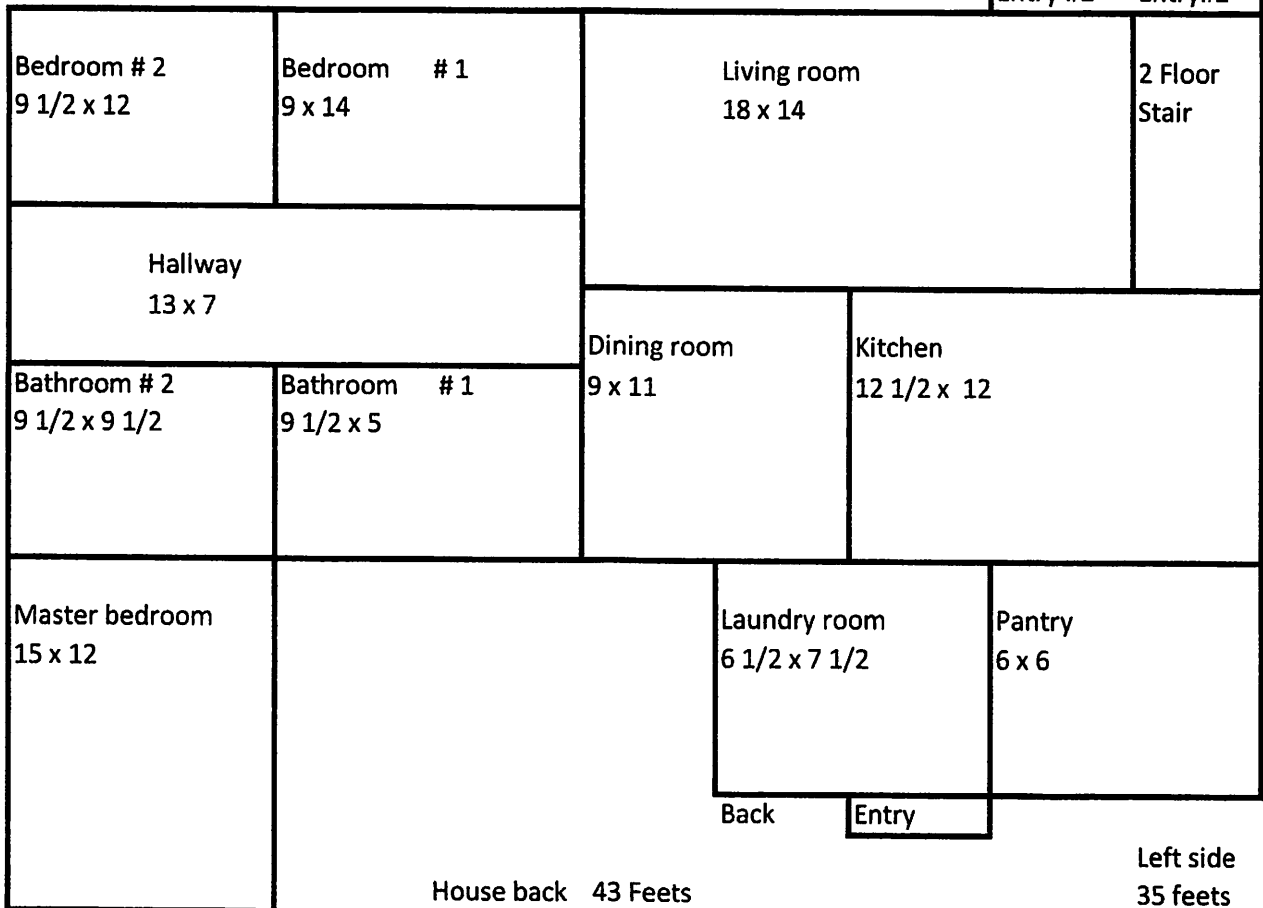


1112 E. Landis Ave.
House front 43 FEET

1 Floor Block 3114
Lot 22

Porch 12 x 6 Entry #1	Entry#2
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Righth Side
43 F.



DISCLOSURE STATEMENT PURSUANT TO L. 1977, C-336

NAME OF DEVELOPMENT APPLICATION _____

- A. Is this application to subdivide a parcel or parcels of land into six or more lots?
YES _____ NO X
- B. Is this application for a variance to construct a multiple dwelling of 25 or more family units?
YES _____ NO X
- C. Is this application for approval of a site or sites to be used for commercial purposes?
YES _____ NO X

IF ANY OF THE ABOVE ANSWERS WERE YES, PROCEED TO D.

- D. Is the applicant a corporation or partnership?
YES _____ NO _____

If Yes:

1. List the names and addresses of all stockholders or individual partners owning at least 10% of its stock of any class or at least 10% of the interest in the partnership, as the case may be. (Use extra sheets if necessary).

2. Does a corporation or partnership own 10% or more of the stock of this corporation or partnership?
YES _____ NO _____

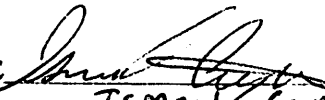
If Yes:

List the names and addresses of the stockholders of that corporation holding 10% or more of the stock or of 10% or greater interest in that partnership, as the case may be. This requirement is to be followed by every corporate stockholder or partner in a partnership, until the names and addresses of the noncorporate stockholders and individual partners exceeding 10% ownership criterion established in L.1977,C.336 have been listed. (Use extra sheets if necessary).

DATE: 12-13-20

APPLICANT SIGNATURE

Print name


ISMAEL CUPEREZ