

In The Matter of the Appeal of:

} CITY OF VINELAND

} ZONING BOARD OF ADJUSTMENT

Andres & Milka Rivera Torres

Name

222 South Second Street

Address

Vineland, NJ, 08360

City/State/Zip

856-794-5687

Day Time Phone

} PETITION & NOTICE OF HEARING

To: **CITY OF VINELAND ZONING BOARD OF ADJUSTMENT**

This application concerns Block 3809, Lot(s) 12 Sheet 38 on the Tax Map of the City of Vineland, having a street address of: 222 South Second Street Vineland NJ 08360.

The premises are owned by Andres & Milka Rivera Torres.

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

Book 4150 Page 1541. The applicant's interest in the property if other than owner is

2) The land has frontage on South Second Street of 50 feet, and a depth of 150 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 zone(s), and the present use of the land is Duplex.

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:

Laundry Room Addition

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

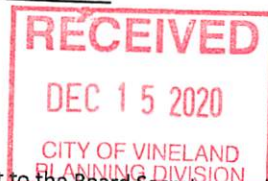
6) I desire the Zoning Board of Adjustment to grant a variance pursuant to NJSA 40:55D-70, paragraph

- a;  b;  c;  d or approval as related to a
- temporary use permit;  subdivision approval;
- site plan approval;  waiver of site plan requirements
- Other:

(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.

Requesting a bulk variance for a 6 foot sideyard setback whereas a 10 foot setback is required. We propose to build a laundry room 18x7 on right side of duplex. We are staying within the current setbacks of existing duplex.

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.

Please See Attached.

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 January 20th, 2021, 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](http://www.vinelandcity.org) and choose "Planning/Zoning Virtual Meetings-All Attendees" for farther instructions.

12/10/2020  
DATE

Milla Rivera  
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.

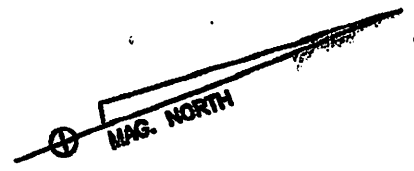
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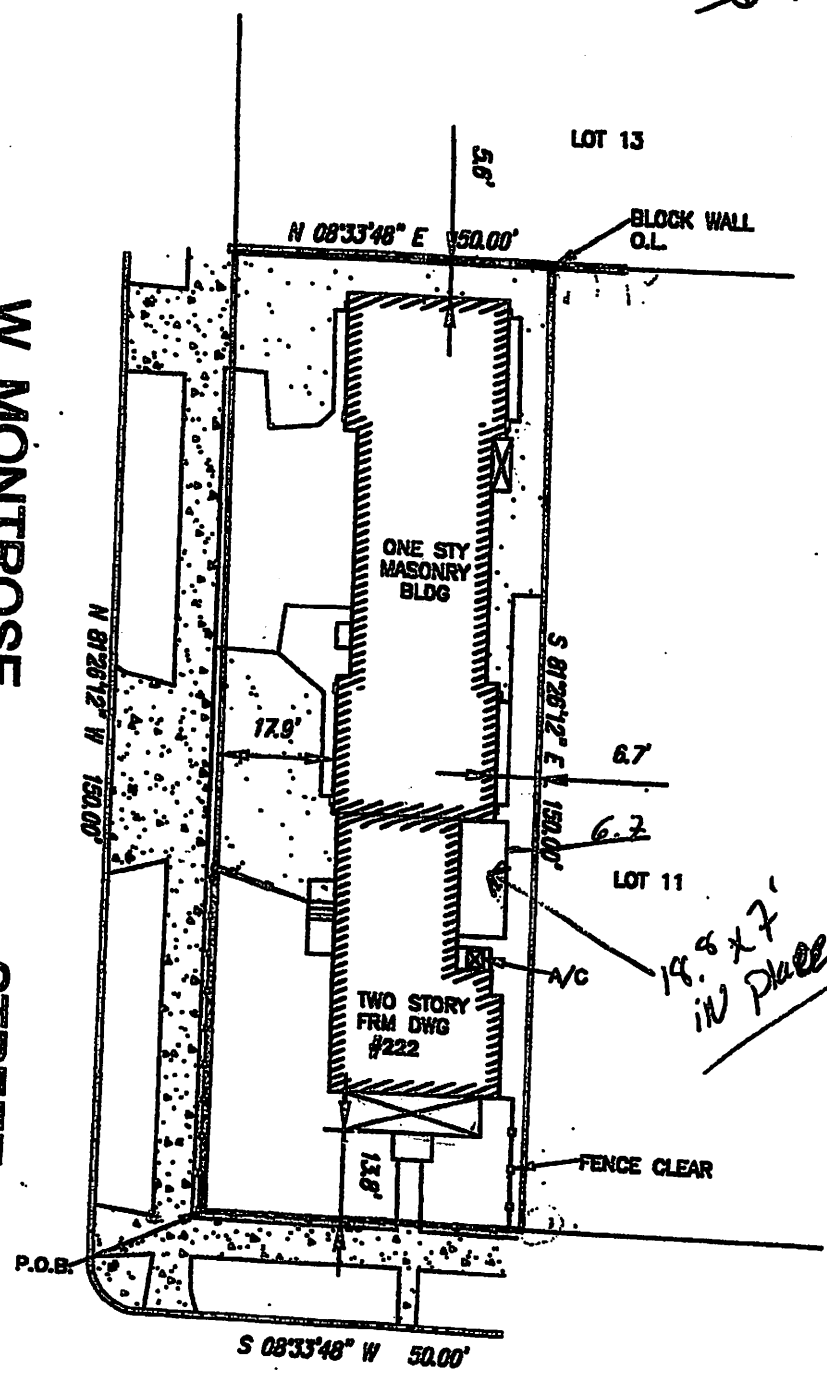
Previous Application submitted to the Zoning Board earlier this year requesting a bulk variance for a 6 foot side yard setback where 10ft setback is required. Request was to build 18x7 laundry room on right side. Hearing was 8/19/20. Results were initially approved then later flagged and denied as home is a duplex not a single family home as described.

NOTES:

- 1. BEING COMMONLY KNOWN AS LOT 12 BLOCK 3809 ON THE CURRENT OFFICIAL TAX MAP OF THE CITY OF VINELAND.
- 2. SURVEY CONDUCTED IN ACCORDANCE WITH A TITLE REPORT BY STEWART TITLE GUARANTY COMPANY FILE No. 621-10760
- 3. STREET ADDRESS 222 SOUTH 2ND STREET.



W. MONTROSE  
(66' WIDE)  
STREET



SOUTH 2nd (66' WIDE) STREET

TO:  
 ANDRES TORRES & MILKA RIVERA  
 DREAM HOME ABSTRACT, LLC  
 STEWART TITLE GUARANTY COMPANY  
 GATEWAY MORTGAGE GROUP, LLC, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY  
 APPEAR

THE BUILDING OFFSET  
 DISTANCES SHOWN ARE FOR  
 THE PURPOSE OF CHECKING  
 SETBACK COMPLIANCE

HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED AND PREPARED IN ACCORDANCE WITH THE SURVEYING ACT OF 1967 AND THE RULES AND REGULATIONS THEREUNDER.