

DATE: Wednesday, October 19, 2022

TIME: 7:00 P. M. (Pre-Meeting) Council Caucus Room- 2nd Floor
7:30 P. M. (Regular Meeting) Council Chambers – 2nd Floor

PLACE: City Hall, 640 E. Wood Street, Vineland, NJ 08360

ZONING BOARD OF ADJUSTMENT AGENDA

1. Applicant: **JAMES & DOLORES HOFFMAN** *Pro Se*
ADDRESS: 710 S. Main Road
Block 5007, Lot 20, Zone R-3
Type of Variance: "C"
Requesting: Construction of an oversized pole barn.
2. Applicant: **JUAN Y. SOTO** *Pro Se*
ADDRESS: 1021 E. Chestnut Avenue
Block 5003, Lot 2, Zone R-P
Type of Variance: "C"
Requesting: Duplex on an undersized lot.
3. Applicant: **RUSSELL AND MARIE BARUFFI** *Michael Gruccio, Esq.*
ADDRESS: 2293 Quail Street
Block 6404, Lot 12, Zone R-4
Type of Variance: "C"
Requesting: Side yard setback and impervious lot coverage for an existing garage.
4. Applicant: **SARA, ABRAHAM & GRETA ABUCHOWSKI** *Dean Marcolongo, Esq.*
ADDRESS: 436 W. Wood Street
Block 2913, Lot 12, Zone R
Type of Variance:
Requesting: Certification of non-conforming use for a two-unit family dwelling.
5. Applicant: **SARA, ABRAHAM & GRETA ABUCHOWSKI** *Dean Marcolongo, Esq.*
ADDRESS: 775 S. East Avenue
Block 5004, Lot 65, Zone R-3
Type of Variance:
Requesting: Certification of non-conforming use for a two-unit family dwelling.
6. Applicant: **SARA, ABRAHAM & GRETA ABUCHOWSKI** *Dean Marcolongo, Esq.*
ADDRESS: 628 E. Almond Street
Block 4102, Lot 12, Zone R
Type of Variance:
Requesting: Certification of non-conforming use for a two-unit family dwelling.
7. Applicant: **RAJESH KUMAR** *Dean Marcolongo, Esq.*
ADDRESS: 109 N Third Street
Block 2914, Lot 21, Zone R
Type of Variance:
Requesting: Certification of non-conforming use for a four-unit family dwelling.
8. Applicant: **ALLISON PORTER** *Pro Se*

ADDRESS: 1930 N. Delsea Drive
Block 1101, Lot 46, Zone B-3
Type of Variance: "D"
Requesting: Use variance to establish an agricultural use in the B-3 zone.

9. Applicant: **PJ LAND DEVELOPMENT** *Stephen Nehmad, Esq.*
ADDRESS: 1423 W. Landis Avenue
Block 3502, Lots 3 & 4, Zones B-4 & R-3
Type of Variance: "D"
Requesting: Use variance for the construction of a car wash.
10. Applicant: **A2Z PROPERTY MANAGEMENT, LLC** *Michael Gruccio, Esq.*
ADDRESS: 202 W. Park Avenue
Block 2228, Lot 37, Zone R-2
Type of Variance: "D"
Requesting: Use variance to establish a mixed-use property that includes two single-family dwellings, a minivan school bus transportation and maintenance facility.
11. Applicant: **SILOAM CEMETERY ASSN** *Michael Fralinger, Esq.*
ADDRESS: 1079 Hendee Road & 550 N. Valley Avenue
Block 2307, Lots 3 & 4, Zone R-2
Type of Variance: "D"
Requesting: Use variance and preliminary/final major site plan approval for the expansion of the cemetery for additional gravesites.
12. Applicant: **OLESYA BARANOVSKAYA/EMK AUTO SALES** *Michael Gruccio, Esq.*
ADDRESS: 517 Crystal Avenue
Block 2314, Lot 16, Zones R-B-1/I-2
Type of Variance: "D"
Requesting: Use variance to allow retail sales of used vehicles whereas only wholesale is currently allowed.
13. Applicant: **KRENZER ENTERPRISES, LLC** *Stephen Barse, Esq.*
ADDRESS: 141 N. Lincoln Avenue
Block 3303, Lot 21, Zone B-4
Type of Variance: "D"
Requesting: Use variance for the construction of a car wash.

PUBLIC COMMENT