

DATE: Wednesday, August 17, 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: **GINA CAMPENELLA** *Michael Fralinger, Esq.*
ADDRESS: 2246 Gettysburg Drive
Block 6901, Lot 199, Zone R-4
Type of Variance: "C"
Requesting: Construction of an oversized pole barn, relocation of an existing shed, 6' high fence on a corner lot with two front yards.
2. Applicant: **LAM CHUN CHENG & YI DI WANG** *Pro Se*
ADDRESS: 1913 Whispering Woods Way
Block 5235, Lot 5, Zone R-4
Type of Variance: "C"
Requesting: Installation of a 6' high fence on a corner lot with two front yards.
3. Applicant: **SAMUEL BARNES** *Pro Se*
ADDRESS: 930 Venezia Avenue
Block 4505, Lot 71, Zone R-4
Type of Variance: "C"
Requesting: Construction of an oversized garage.
4. Applicant: **ROBERT & MARY SHANAMAN** *Michael Fralinger, Esq.*
ADDRESS: 115 N. Second Street
Block 2915, Lot 1, Zone R
Type of Variance:
Requesting: Certification of non-conforming use for a two-unit family dwelling.
5. Applicant: **ROBERT & MARY SHANAMAN** *Michael Fralinger, Esq.*
ADDRESS: 830 E. Elmer Street
Block 4004, Lot 8, Zone LMS
Type of Variance:
Requesting: Certification of non-conforming use for a two-unit family dwelling.
6. Applicant: **CARLOS NEGRON/CNJ PROPERTIES** *Terrance Bennett, Esq.*
ADDRESS: 22 Columbia Avenue
Block 4205, Lot 13, Zone R-2
Type of Variance:
Requesting: Certification of non-conforming use for a two-unit family dwelling.
7. Applicant: **DIGNA D. CANO-MEJIA** *Postponed until 9/21/2022*
ADDRESS: 502 Clarendon Avenue
Block 2309, Lot 20, Zone R-2
Type of Variance:
Requesting: Certification of non-conforming use for a two-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: **ARV INVESTMENTS, LLC** *Rocco Tedesco, Esq.*
ADDRESS: 1174 S. Delsea Drive
Block 5502, Lot 45, Zone B-2
Type of Variance: "D"
Requesting: Use variance along with a waiver of site plan requirements to establish a mixed-use property that includes a single-family residence, office and storage facilities.
11. Applicant: **S.K.G. PARTNERS, LLC** *Michael Gruccio, Esq.*
ADDRESS: 187 W. Wheat Road
Block 1604, Lot 2, Zone R-3
Type of Variance: "D"
Requesting: Use variance to establish warehousing and distribution of raw glass products.
12. Applicant: **GOPINATH SUB, LLC** *Charles Girad, Esq.*
ADDRESS: 301 W. Chestnut Avenue
Block 4806, Lot 1, Zones R-B-1/R-3
Type of Variance: "D"
Requesting: Use variance along with a waiver of site plan requirements to establish a mixed-use property that includes a laundry facility on the first floor, two apartments on the second floor.
13. Applicant: **GL REALTY** *Michael Fralinger, Esq.*
ADDRESS: 2464 and 2516 Mays Landing Road
Block 7703, Lots 35 & 36, Zone W-5
Type of Variance: "D"
Requesting: Use variance along with a resubdivision approval to convey a portion of one lot to another lot on a legal non-conforming contractor's yard.
14. Applicant: **ALLEN LEMMERMAN** *Kirk Pavoni, Jr., Esq.*
ADDRESS: 3680 N. Delsea Drive
Block 303, Lot 29, Zone R-3
Type of Variance: "D"
Requesting: Use variance to establish a mixed-use property that includes a residential dwelling, a cannabis manufacturing facility.

PUBLIC COMMENT