

**DATE:** Wednesday, January 18, 2023

**TIME:** 7:00 P. M. (Regular Meeting) Council Chambers – 2<sup>nd</sup> Floor

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

## **ZONING BOARD OF ADJUSTMENT AGENDA**

### **RE-ORGANIZATION FOR 2023**

#### **AGENDA REVIEW**

1. Applicant: **MAURO CONTE** *Robert A. De Santo, Esq.*  
ADDRESS: 4786 Piacenzia Avenue  
Block 4602, Lot 35.01, Zone A-6  
Type of Variance: "C"  
Requesting: Construction of an oversized garage.
2. Applicant: **MARIA DEL CARMEN GARCIA** *Robert Casella, Esq.*  
ADDRESS: 916 E. Cherry Street  
Block 4220, Lot 12, Zone R  
Type of Variance:  
Requesting: Certification of non-conforming use for a two-unit family dwelling.
3. Applicant: **JOHN JOHNSON** *Pro se*  
ADDRESS: 1057 E. Park Avenue  
Block 3103, Lot 8, Zone R-2  
Type of Variance:  
Requesting: Certification of non-conforming use for a three-unit family dwelling.
4. Applicant: **L & K TAYLOR INVESTMENTS** *Brian D. Heun, Esq.*  
ADDRESS: 214 S. Fourth Street  
Block 3811, Lot 9, Zone R  
Type of Variance:  
Requesting: Certification of non-conforming use for a two-unit family.
5. Applicant: **2520 NW BLVD** *Charles Fiore, Esq.*  
ADDRESS: 2520 NW Boulevard  
Block 803, Lot 11, Zone I-2  
Type of Variance:  
Requesting: Amended preliminary/final major site plan approval to permit a Class I Cannabis Cultivation facility.
6. Applicant: **YEHUDA (ZACK) RUBIN** *Michael Gruccio, Esq.*  
ADDRESS: 428 W. Montrose Street  
Block 3812, Lot 22, Zone R  
Type of Variance:  
Requesting: Certification of non-conforming use for a two-unit family dwelling.
7. Applicant: **GL REALTY** *Michael Gruccio, Esq.*  
ADDRESS: 2516 Mays Landing Road  
Block 7703, Lot 35, Zone W-5  
Type of Variance: "D"

Requesting: Use variance and minor site plan approval to construct a new equipment and inventory storage building.

8. Applicant: **LOMBARDI MECHANICAL** *Matthew Robinson, Esq.*  
ADDRESS: 775 S. Delsea Drive  
Block 4801, Lot 69, Zone B-3  
Type of Variance: "D"  
Requesting: Use variance and minor site plan approval to establish a mixed-use property that includes administrative office for HVAC company, metal shop for the off-site HVAC jobs.
9. Applicant: **PAVEL RADZIVILYUK** *Michael Gruccio, Esq.*  
ADDRESS: 2188 N. Delsea Drive  
Block 1101, Lot 34, Zone B-3  
Type of Variance: "D"  
Requesting: Use variance to allow retail sales of used vehicles whereas only wholesale is currently allowed along with a waiver of site plan requirements.
10. Applicant: **1667 E LANDIS WELLNESS PARK, LLC** *Michael Gruccio, Esq.*  
ADDRESS: 1667 E. Landis Avenue  
Block 4301, Lot 1, Zones IN-2/B-3  
Type of Variance: "D"  
Requesting: Use variance and minor subdivision approval to create three (3) new lots.
11. Applicant: **ROBERT & MARITZA DIAZ** *Pro se*  
ADDRESS: 1018 W. Garden Road  
Block 604, Lot 18, Zone I-B  
Type of Variance: "D"  
Requesting: Use variance for the construction of an oversized garage.

#### **PUBLIC COMMENT**