

DATE: Wednesday, December 20, 2023

TIME: 7:00 P. M. (Regular Meeting) Council Chambers – 2nd Floor

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

ZONING BOARD OF ADJUSTMENT AGENDA

AGENDA REVIEW

1. Applicant: **ERIC ROBERTSON** *Pro se*
ADDRESS: 3350 Wilderness Drive
Block 7106, Lot 22, Zone R-5
Type of Variance: “C”
Requesting: Construction of an oversized garage.
2. Applicant: **MING RONG ZHANG** *Pro se*
ADDRESS: 1002 New Pear Street
Block 4116, Lot 16, Zone NC Block 3102, Lot 19, Zone R-2
Type of Variance:
Requesting: Certification of non-conforming use for a two-unit family dwelling.
3. Applicant: **FRANK FERRERI, JR** *Michael Gruccio, Esq.*
ADDRESS: 1761 Almond Road
Block 2701, Lot 3, Zone I-2
Type of Variance: “D”
Requesting: Use variance and waiver of site plan requirements for a mixed use property containing a debris-hauling contractor’s business, painting contractor’s business, single-family residence.
4. Applicant: **LWM PREDEVELOPMENT, LLC** *Michael Gruccio, Esq.*
ADDRESS: 1292 W. Sherman Avenue and 2477 & 2557 S. Orchard Road
Block 6101, Lots 32, 35 & 36, Zone B-3.
Type of Variance:
Requesting: Preliminary and final major site plan approval for non-congregate care living community featuring personalized independent living with 130 residential units and community center with variance for signage.
5. Applicant: **CCS DEVELOPMENT LLC** *Michael Gruccio, Esq.*
ADDRESS: 2112 S. Delsea Drive
Block 5601, Lots 75 & 76, Zone B-3/R-3
Type of Variance: “D”
Requesting: Use variance and preliminary and final major site plan approval to construct a self-storage facility containing 42,448 square feet of storage space, together with a two-story building with a business office on the first floor and residential dwelling on the second floor with variance for impervious lot coverage.
6. Applicant: **THE SELF STORAGE SPOT, LLC** *Michael Gruccio, Esq.*
ADDRESS: 1107 E. Chestnut Avenue
Block 5007, Lot 3, Zones R-P/R-3
Type of Variance:

Requesting: Extension of a previously granted use variance for a commercial facility which includes five self-storage buildings. The extension request has been requested due a delay by the New Jersey Department of Environmental Protection (NJDEP) in issuing permits and wetlands interpretations in a timely manner.

PUBLIC COMMENT