

DATE: Wednesday, April 27, 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: **ROSE AYALA** *Pro se*
ADDRESS: 1026 E. Sherman Avenue
Block 6801, Lot 65.2, Zone R-5
Type of Variance: “C”
Requesting: Construction of an oversized pole barn.
2. Applicant: **ERIC THOMAS** *Pro se*
ADDRESS: 1508 N. Orchard Road
Block 1501, Lot 9.4, Zone R-4
Type of Variance: “C”
Requesting: Construction of an oversized pole barn.
3. Applicant: **CASSANDRA QUILES** *M. Brian Hall, Esq.*
ADDRESS: 31 E. Forest Grove Road
Block 910, Lot 1, Zone R-4
Type of Variance:
Requesting: Certification of non-conforming use for a two-unit family dwelling.
4. Applicant: **BRIAN K. CREITZ, SR.** *Pro-se*
ADDRESS: 1001 W. Landis Avenue
Block 3504, Lot 1, Zone B-4
Type of Variance:
Requesting: Temporary use permit for the sale of fireworks.
5. 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 *Postponed to May, 17, 2023*
Type of Variance: “D”
Requesting: Use variance approval for the construction of a congregate living community.
6. Applicant: **DAVID CRESCENZO** *Michael Gruccio, Esq.*
ADDRESS: 522 & 524 N. East Avenue *Postponed to May, 17, 2023*
Block 2324, Lots 8 & 9, Zone R-2
Type of Variance: “D”
Requesting: Use variance to maintain a mixed-use property, which includes an existing two-family dwelling, establishment of a public purposes (massage therapy) school in existing commercial building.
7. Applicant: **SANDRA TAKETOSHI, DVM** *Michael Gruccio, Esq.*
ADDRESS: 1013 E. Landis Avenue *Postponed to May, 17, 2023*
Block 4203, Lot 1, Zone R-P
Type of Variance: “D”
Requesting: Use variance along with waiver of site plan approval to establish office for the practice of veterinary medicine.

8. Applicant: **GIRLS & BOYS CLUB OF CUMBERLAND COUNTY**
ADDRESS: 560 Crystal Avenue *Victor Druziako, Esq.*
Block 2328, Lot 2, Zone I-2
Type of Variance: "D"
Requesting: Addition of a multipurpose room to an existing childcare facility.

9. Applicant: **ANNA CRISTINA VASQUEZ** *Victor Druziako, Esq.*
ADDRESS: 213 & 215 N East Boulevard & 508 E Plum Street
Block 3011, Lots 23, 24 & 25, Zones NC/R
Type of Variance: "D"
Requesting: Use variance approval for used car sales along with waiver of site plan.

PUBLIC COMMENT