

DATE: Wednesday, May 17, 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: **ANGEL & MARIA PEREZ** *Victor Druziako, Esq.*
ADDRESS: 629 E. Cherry Street
Block 4115, Lot 9, Zone R
Type of Variance:
Requesting: Certification of non-conforming use for a two-unit family dwelling.
2. 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: "D"
Requesting: Use variance approval for the construction of a congregate living community.
3. Applicant: **DAVID CRESCENZO** *Michael Gruccio, Esq.*
ADDRESS: 522 & 524 N. East Avenue
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.
4. Applicant: **SANDRA TAKETOSHI, DVM** *Michael Gruccio, Esq.*
ADDRESS: 1013 E. Landis Avenue
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.
5. Applicant: **PERAINE FAMILY, LLC** *Robert DeSanto, Esq.*
ADDRESS: 1005 E. Landis Avenue
Block 4202, Lot 2, Zone R-P
Type of Variance: "D"
Requesting: Use variance and minor subdivision approval to create one new lot with one remainder lot.
6. Applicant: **CENTURY SAVINGS BANK** *Michael Capizola, Esq.*
ADDRESS: 4880 N. Delsea Drive
Block 132, Lot 1, Zone A-5
Type of Variance: "D"
Requesting: Use variance and minor site plan approval for site improvements and a digital freestanding sign at an existing bank.
Posted by the applicant to June 21, 2023

7. Applicant: **RURAL DEVELOPMENT CORPORATION** *Justin White, Esq.*
ADDRESS: 4880 N. Delsea Drive
Block 132, Lot 1, Zone A-5
Type of Variance: "D"
Requesting: Use variance and major site plan approval for a warehouse expansion.

8. Applicant: **OZTURK FAMILY TRANSPORTATION, LLC** *Victor Druziako, Esq.*
ADDRESS: 1146 S. Delsea Drive
Block 5502, Lot 44, Zone B-3
Type of Variance: "D"
Requesting: Use variance for truck and trailer parking with portable garage and office.

PUBLIC COMMENT