

**DATE:** Wednesday, July 19, 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**

### **AGENDA REVIEW**

1. Applicant: **JOHN A. TAYLOR** *Raymond Went, Esq.*  
ADDRESS: 1437 N. West Avenue  
Block 1604, Lot 43, Zone R-3  
Type of Variance: “C”  
Requesting: Construction of an oversized garage.
2. 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.
3. 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.
4. Applicant: **ROCK TOWING** *Terry Bennett, Esq.*  
ADDRESS: 2490 S. West Blvd  
Block 6103, Lot 21, Zone I-3  
Type of Variance: “D”  
Requesting: Preliminary/final major site plan approval, to construct a 4,920 square foot towing business that will include a three (3) bay auto shop, storage area, and an office, along with associated site plan improvements.
5. Applicant: **DEE, LLC** *Michael Gruccio, Esq.*  
ADDRESS: 947 N. Delsea Drive  
Block 2201, Lot 110, Zone B-3/R-2  
Type of Variance: “D”  
Requesting: Minor subdivision plan approval to create one (1) new lot with one (1) remainder lot along with a request for a “D” use variance for a mixed-use property including a used car dealership and two (2) multi-family residential dwellings.
6. Applicant: **FRANK FERRERI, JR** *Michael Gruccio, Esq.*  
ADDRESS: 1761 Almond Road  
Block 2701, Lot 3, Zone I-2  
Type of Variance: “D”  
Requesting: Establish a second contractor’s yard at a mixed-use property, which currently includes a painting contractor’s yard and single-family dwelling along with a request for waiver of site plan requirements.

7. Applicant: **HUDSON COMMUNITY ENTERPRISES** *Michael Gruccio, Esq.*  
ADDRESS: 2575 S. Main Road  
Block 6801, Lot 84, Zone B-2/R-5  
Type of Variance: "D"  
Requesting: Establish an office and warehouse for a mobile document shredding service and building cleaning/janitorial business in an existing commercial building along with a waiver of site plan approval.
  
8. Applicant: **1667 E LANDIS WELLNESS PARK** *Michael Gruccio, Esq.*  
ADDRESS: E. Landis Avenue  
Block 4301, Lot 1.05 (formerly Lot 1), Zone IN-2  
Type of Variance: "D"  
Requesting: Convert an out of service institutional group home to a single-family dwelling.

## **PUBLIC COMMENT**