

**DATE:** Wednesday, January 17, 2024

**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**

- **REORGANIZATION**
- **AGENDA REVIEW**

1. Applicant: **HICKS INVESTMENT, LLC** *Matthew Robinson, Esq.*  
ADDRESS: 112 N. Eighth Street *Postponed until 2/21/24*  
Block 3016, Lot 11, Zone R  
Type of Variance: "C"  
Requesting: Bulk variances and waiver of site plan requirements for the conversion of a former commercial business to a permitted residential house.
2. Applicant: **VICTOR & FABIOLA RIVERA** *Matthew Robinson, Esq.*  
ADDRESS: 222 S. Eighth Street *Postponed until 2/21/24*  
Block 4011, Lot 12, Zone R  
Type of Variance:  
Requesting: Certification of non-conforming use for a three-unit family dwelling.
3. Applicant: **MARIE DANNA EST.** *Michael Guccio, Esq.*  
ADDRESS: 34 S. Myrtle Street  
Block 4201, Lot 20, Zone R  
Type of Variance:  
Requesting: Certification of non-conforming use for a two-unit family dwelling.
4. Applicant: **GOLDEN MEDINA CO., INC.** *Michael Guccio, Esq.*  
ADDRESS: 409 W. Elmer Street  
Block 3808, Lot 3, Zone R  
Type of Variance:  
Requesting: Certification of non-conforming use for a three-unit family dwelling.
5. Applicant: **FRANK FERRERI, JR** *Michael Guccio, 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.
6. Applicant: **CCS DEVELOPMENT LLC** *Michael Guccio, 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.

7. Applicant: **BRENTWOOD PROFESSIONAL CONDOMINIUM ASSOCIATION**  
ADDRESS: 2466 E. Chestnut Avenue *Anthony Buonadonna, Esq.*  
Block 4405, Lot 32, Zones B-2/R-4  
Type of Variance:  
Requesting: Extension Request

**PUBLIC COMMENT**