

DATE: Wednesday, October 15, 2025

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
- PUBLIC HEARING

1. Applicant: **GILBERTO SOTO** *Pro se*  
ADDRESS: 2851 Alberic Street  
Block 905, Lot 2 Zone A-5  
Type of Variance: "C"  
Requesting: Construction of a 15'x15'x15' bathroom/laundry room addition to an existing home.
2. Applicant: **ARRO CAPITAL INVESTMENTS** *Matthew Robinson, Esq.*  
ADDRESS: 1325 Hoffman Drive  
Block 5118, Lot 41, Zone R-5  
Type of Variance: "C"  
Requesting: Construction of a single-family dwelling.
3. Applicant: **JUANA ISABEL MARQUEZ** *Matthew Robinson, Esq.*  
ADDRESS: 636 E. Pear Street  
Block 3008, Lot 14, Zone R  
Type of Variance:  
Requesting: Certification of non-conforming use for a two-unit family dwelling.
4. Applicant: **JUANA ISABEL MARQUEZ** *Matthew Robinson, Esq.*  
ADDRESS: 313 W. Wood Street  
Block 2919, Lot 3, Zone LC  
Type of Variance:  
Requesting: Certification of non-conforming use for a two-unit family dwelling.
5. Applicant: **DANIEL SCHWARTZ** *Matthew Robinson, Esq.*  
ADDRESS: 328 W. Peach Street  
Block 2903, Lot 15, Zone R  
Type of Variance:  
Requesting: Certification of non-conforming use for a four-unit family dwelling.
6. Applicant: **MIGUEL A. TORRES MELENDEZ** *Alfred Verderose, Esq.*  
ADDRESS: 33 N. Valley Avenue  
Block 3114, Lot 41, Zone R-3  
Type of Variance: "D"  
Requesting: Resolution 2021-53 (12/15/21) approved an oversized garage. Applicant now seeks approval to add a second-story apartment over the garage, resulting in three dwelling units on one lot.

7. Applicant: **LARK PROPERTIES, LP** *Peter Chacantias, Esq.*  
ADDRESS: 328 W. Peach Street **POSTPONED UNTIL 11/19/25**  
Block 2903, Lot 15, Zone R  
Type of Variance:  
Requesting: Use variance to permit the construction of a warehouse building.
8. Applicant: **FOREST GLEN FINAL MAJOR SUBDIVISION** *Michael Gruccio, Esq.*  
ADDRESS: Almond Road & New Peach Street  
Block 2704, Lots 12, 13, 14 & 34, Zones R-2/I-2  
Type of Variance:  
Requesting: Final major subdivision approval to create twenty-three (23) new lots with three (3) remainder lots for an overall total of twenty (26) lots.

#### **PUBLIC COMMENT**