

DATE: Wednesday, November 19, 2025

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
- PUBLIC HEARING

1. Applicant: **JUAN & YOLANDA CORTES** *Michael Capizola, Esq.*
ADDRESS: 1010 E. Chestnut Avenue
Block 4217, Lot 9.03, Zone R-P
Type of Variance: "C"
Requesting: Side yard setback variance for an existing foundation for a two-unit family dwelling, 19.6 feet whereas 20 feet is required.
2. Applicant: **MIRIAM CORNELIO PADILLA DE ABREU** *Pro se*
ADDRESS: 309 S. Seventh Street
Block 4103, Lot 24, Zone R
Type of Variance:
Requesting: Certification of non-conforming use for a two-unit family dwelling.
3. 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: Converted existing attached garage for the duplex to a third dwelling unit.
4. Applicant: **LARK PROPERTIES, LP** *Peter Chacanas, Esq.*
ADDRESS: 785 E. Oak Road
Block 2903, Lot 15, Zone R-2/I-2
Type of Variance: "D"
Requesting: Use variance to construct an 80,000 square foot warehouse building on a split-zoned lot.
5. Applicant: **GENESIS X. MORCELO** *Pro se*
ADDRESS: 478 W. Forest Grove Road
Block 703, Lot 27, Zone A-5
Type of Variance: "D"
Requesting: Use variance to construct a new single-family dwelling while occupying the existing single-family home during construction.
6. Applicant: **BOULEVARD BUSINESS CENTER**
ADDRESS: 1200 S. West Boulevard
Block 4812, Lot 12
Type of Variance:
Requesting: Extension request for Resolution #2023-75.

7. Applicant: **BDGS-MILL AND FOREST GROVE RD**
ADDRESS: 1761 W. Forest Grove Road
Block 604, Lot 2.01
Type of Variance:
Requesting: Extension request for Resolution #2020-18.
8. Applicant: **WALNUT 554 HOLDINGS, LLC**
ADDRESS: W. Walnut Road
Block 4801, Lots 40 & 41
Type of Variance:
Requesting: Extension request for Resolution #2022-56.
9. Applicant: **LEADERS OF TOMORROW**
ADDRESS: 28 S. West Avenue
Block 3602, Lot 19
Type of Variance:
Requesting: Extension request for Resolution #2024-46.

PUBLIC COMMENT