CITY OF VINELAND
WHERE IT'S ALWAYS GROWING SEASON

DATE: Wednesday, July 16, 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: **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: **ROBERT & DEBORAH DECRESCENZO**   *Pro se*
    ADDRESS: 1710 S. Main Road
    Block 6202, Lot 20 Zone R-5
    Type of Variance: "D"
    Requesting: Use variance for the conversion of a mixed-use structure (1st Floor – Commercial & 2nd Floor – Residential) to a two-family dwelling.

3. Applicant: **AREC 27, LLC/U-HAUL**   *Augusta O'Neil, Esq.*
    ADDRESS: 2290 S. Delsea Drive
    Block 6101, Lot 19.01, Zones B-3/R-5
    Type of Variance: "D"
    Requesting: Amended preliminary/final major site plan approval, in conjunction with a "d" use variance for Phase 2, the construction of 6 one story storage units and a 35,088 square foot area for 184 trailers, along with associated site improvements to an existing self-storage facility and 21,644 square foot self-storage warehouse.

4. Applicant: **RAW HEALTH CANINE FOOD, LLC**   *Justin White, Esq.*
    ADDRESS: 565 N. East Boulevard   *APPLICATION WITHDRAWN*
    Block 2333, Lots 1, Zone R-B-1
    Type of Variance: "D"
    Requesting: Preliminary/final major site plan approval to convert an existing warehouse to a pet food processing facility along with retail sales along with additional site improvements.

5. Applicant: **MIGUEL A. TORRES MELENDEZ**   *Alfred Verderose, Esq.*
    ADDRESS: 33 N. Valley Avenue   *APPLICATION INCOMPLETE*
    Block 3114, Lots 41, Zone R-3
    Type of Variance: "D"
    Requesting: Use variance for two s

6. Applicant: **CUMBERLAND COUNTY AUTOGROUP**   *CherylLynn Walters, Esq.*
    ADDRESS: 3565 S. Delsea Drive
    Block 7004, Lots 24, Zone B-4
    Type of Variance: "D"
    Requesting: Use variance to construct a new and used auto sales facility (Vineland Hyundai) on an existing vacant lot.

    PUBLIC COMMENT