

DATE: Wednesday, January 21, 2026

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

REORGANIZATION, AGENDA REVIEW

PUBLIC HEARING

1. Applicant: **ELEUTERIO PROPERTIES, LLC** *Robert DeSanto, Esq.*
ADDRESS: 1190 Rogers Avenue
Block 6303, Lot 36, Zone R-3
Type of Variance: "C"
Requesting: Side yard setback of 4.82 feet whereas 15 is required and front yard setback of 15 feet whereas 35 feet required for the expansion of a existing single family dwelling.

2. Applicant: **ALEJANDRA PEREZ** *Postponed until 2/18/2026*
ADDRESS: 1245 Warren Drive
Block 2104, Lot 88, Zone R-2
Type of Variance: "C"
Requesting: Construction of a 3,800 square foot pole barn for business-related purposes along with a waiver of site plan requirements.

3. Applicant: **LEADERS OF TOMORROW, INC.** *Brian Swope, Esq.*
ADDRESS: 28 S. West Avenue
Block 3602, Lot 19, Zone R-2
Type of Variance: "D"
Requesting: Preliminary/final major site plan approval to construct additional parking and site improvements to an existing one story building.

4. Applicant: **AMR, LLC/AUTO FINDERS UNLIMITED** *Matthew Robinson, Esq.*
ADDRESS: 2044 S. Delsea Drive
Block 5601, Lots 72 & 73, Zones B-3/R-3
Type of Variance: "D"
Requesting: Preliminary/final major site plan approval, in conjunction with a "d" variance/conditional use, to construct a 4,999± square foot used vehicle dealership and a general repair garage along with associated site improvements.

5. Applicant: **PARADISE CITY, LLC** *Michael Peacock, Esq.*
ADDRESS: 1366 E. Oak Road
Block 1802, Lots 11-13, Zones R-3/R-5
Type of Variance: "D"
Requesting: Use variance for an expansion of a cold storage facility which is a pre-existing non-conforming use.

6. Applicant: **GMR PROPERTIES, LLC** *Terance Bennett, Esq.*
ADDRESS: 2465 W. Oak Road
Block 2002, Lot 1, Zone W-5
Type of Variance: "D"
Requesting: Use variance to permit parking and storage of unused trailers for an off-site cold storage facility.

PUBLIC COMMENT