

ZONING BOARD OF ADJUSTMENT AGENDA

AGENDA REVIEW AND PUBLIC HEARING

1. Applicant: **BRAD DULOWE** *Pro se*
ADDRESS: 1021 Michael Avenue
Block 5601, Lot 39, Zone R-5
Type of Variance: “C”
Requesting: Lot depth of 42 feet whereas 200 feet required for an addition to a single-family dwelling.
2. Applicant: **CUMBERLAND COUNTY AUTOGROUP** *CherylLynn Walters, Esq.*
ADDRESS: 3565 S. Delsea Drive
Block 7004, Lot 24, Zone B-4
Type of Variance: N/A
Requesting: Preliminary/final major site plan approval to construct a 35,045 square foot car dealership (Vineland Hyundai).
3. Applicant: **ALEJANDRA PEREZ** *Pro se*
ADDRESS: 1245 Warren Drive
Block 2104, Lot 88, Zone R-2
Type of Variance: “D”
Requesting: Construction of a 3,800 square foot pole barn for business-related purposes along with a waiver of site plan requirements.
4. Applicant: **INDUSTRIAL LAND CO./ITALIANO BROTHERS** *Jordan B. Goldberg, Esq.*
ADDRESS: 1689 Gallagher Drive
Block 314, Lots 7 & 8, Zone I-1
Type of Variance: “D”
Requesting: Use variance and preliminary/final major site plan approval to construct a 6,000 square foot storage building for an existing truck repair garage.
5. Applicant: **L.J. ZUCCA, INC.** *Todd W. Heck, Esq.*
ADDRESS: 3565 S. Delsea Drive
Block 4705, Lots 37, 38, 39, Zones B-3/R-3
Type of Variance: “D”
Requesting: Preliminary/final major site plan approval, in conjunction with a “d” variance to expand an existing mixed-use property including a wholesale distributor and medical office. The improvements include the construction of tractor trailer parking and employee parking along with associated site improvements.
POSTPONED UNTIL MAY 20, 2026
6. Applicant: **SIMCO NJ/GS3 ENTERPRISES, LLC** *Louis Sampoli, Esq.*
ADDRESS: 1755 N. Delsea Drive
Block 1201, Lot 45, Zones B-3/R-4
Type of Variance: “D”
Requesting: Preliminary/final major site plan approval, in conjunction with a “d” variance use, to construct a 4,800 square foot building addition to an existing two story light industrial business along with additional site improvements.

PUBLIC COMMENT