

## ZONING BOARD OF ADJUSTMENT AGENDA

### AGENDA REVIEW AND PUBLIC HEARING

1. Applicant: **LYNN RICHARD** (*Pro se*)  
ADDRESS: 2308 Scarpa Drive  
Block 2502, Lot 24, Zone R-3  
Type of Variance: “C”  
Requesting: Installation of a 6-foot-high fence on a corner lot with two front yards.
2. Applicant: **FREDERICK CRISTELLI** (*Pro se*)  
ADDRESS: 3176 Dante Avenue  
Block 5208, Lot 2.02, Zone R-4  
Type of Variance: “C”  
Requesting: Front yard setback of 30 feet whereas 40 feet required for the construction of a single-family home.
3. Applicant: **L.J. ZUCCA, INC.** (*Todd W. Heck, Esq.*) **Postponed until June 17, 2026**  
ADDRESS: 742, 760, 824 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.
4. Applicant: **BROSH ASSOCIATES, LLC** (*Robert A. DeSanto, Esq.*)  
ADDRESS: 2871 S. Main Road  
Block 7104, Lot 69, Zone B-2  
Type of Variance: “D” and Waiver of Site Plan Requirements  
Requesting: Use variance to permit a vehicle detailing business with a waiver of site plan approval.
5. Applicant: **STERN DEVELOPMENT, LLC** (*Michael J. Gruccio, Esq.*)  
ADDRESS: 2354 Dante Avenue  
Block 5221, Lot 9, Zone B-3  
Type of Variance: “D”  
Requesting: Minor subdivision approval, in conjunction with a “d” use variance, to create one (1) new single-family residential lot with one (1) single-family residential remainder lot in a B-3 Business Zone.
6. Applicant: **RESTEK CORPORATION** (*Michael J. Gruccio, Esq.*)  
ADDRESS: 510 N. West Boulevard/412 Erin Street  
Block 2234, Lots 7 & 8, Zones RB-1/R-1  
Type of Variance: N/A  
Requesting: Preliminary/final major site plan approval to construct a 7,860 square foot building addition to an existing 9,185± square foot scientific glass manufacturing facility along with associated site improvements.

### **PUBLIC COMMENT**