

ZONING BOARD OF ADJUSTMENT AGENDA

AGENDA REVIEW AND PUBLIC HEARING

1. Applicant: **LYNN RICHARD (*Pro se*)** **POSTPONED UNTIL 7/15/26**
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: **MATTHEW MOORE (*Pro se*)**
ADDRESS: 1231 Kathy Lane
Block 108, Lot 19, Zone A-5
Type of Variance: “C”
Requesting: Side yard setback variance of 30-foot whereas 40 feet is required for an addition to an existing single-family dwelling.
3. Applicant: **MAYBELLINE RIVERA & ROBERT GATTO (*Pro se*)**
ADDRESS: 588 N. Third Street
Block 2203, Lot 14, Zone R-2
Type of Variance: “C”
Requesting: Construction of a 900 square foot garage for vehicle storage.
4. Applicant: **ROBIN & ROBIN REALTY LLC (*Terrance J. Bennett, Esq.*)**
ADDRESS: 710 S. Eighth Street
Block 4903, Lot 7, Zone R-3
Type of Variance: “C”
Requesting: Variances for minimum lot size of 9,906 square feet whereas 13,500 square feet required, frontage and width of 50 feet whereas 90 feet required, and side yard setback of 12.7 feet whereas 15 feet required for the construction of single-family dwelling.
5. Applicant: **ACOSTA RENTALS LLC (*Terrance J. Bennett, Esq.*)**
ADDRESS: 625 E. Cherry Street
Block 4115, Lot 7, Zone R
Type of Variance: N/A
Requesting: Certification of non-conforming use for a two-unit family dwelling.
6. Applicant: **ACOSTA RENTALS LLC (*Terrance J. Bennett, Esq.*)**
ADDRESS: 627 E. Cherry Street
Block 4115, Lot 8, Zone R
Type of Variance: N/A
Requesting: Certification of non-conforming use for a two-unit family dwelling and an additional single family dwelling on a single lot.
7. Applicant: **ACOSTA RENTALS LLC (*Terrance J. Bennett, Esq.*)**
ADDRESS: 715 E. Montrose Street
Block 4103, Lot 3, Zone R
Type of Variance: N/A
Requesting: Certification of non-conforming use for a two-unit family dwelling.

8. Applicant: **ACOSTA RENTALS LLC** (*Terrance J. Bennett, Esq.*)
ADDRESS: 229 W. Plum Street
Block 2915, Lot 5, Zone R
Type of Variance: N/A
Requesting: Certification of non-conforming use for a two-unit family dwelling.
9. Applicant: **THOMAS BELL III** (*Terrance J. Bennett, Esq.*)
ADDRESS: 48 N. Myrtle Street
Block 3101, Lot 12, Zone R
Type of Variance: N/A
Requesting: Certification of non-conforming use for a two-unit family dwelling.
10. Applicant: **L.J. ZUCCA, INC.** (*Todd W. Heck, Esq.*) **WITHDRAWN**
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.
11. 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.
12. Applicant: **VCMS, LLC** (*Michael J. Gruccio, Esq.*)
ADDRESS: 918 N. Delsea Drive
Block 2104, Lot 82, Zones B-2/R-2
Type of Variance: "D"
Requesting: Use variance for the expansion of a pre-existing non-conforming residential use.

PUBLIC COMMENT