

DATE: Wednesday, July 15, 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 REVIEW AND PUBLIC HEARING

- Approval of Minutes from June 17, 2026, Board Meeting
 - Approval of Resolutions from June 17, 2026, Board Meeting
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: **JERSEY TOP QUALITY CONSTRUCTION, LLC (*M. Brian Hall, Esq.*)**
ADDRESS: 269 E. Garden Road
Block 1301, Lot 2, Zone A-5
Type of Variance: "C"
Requesting: Construction of a single-family dwelling with requested bulk variances for lot area, lot frontage, lot width and side yard setback.
 3. Applicant: **BMM HOLDINGS QOZB, LLC (*Matthew J. Robinson, Esq.*)**
ADDRESS: 220 S. Seventh Street
Block 4010, Lot 13, Zone R
Type of Variance: "C"
Requesting: Construction of a two-family dwelling with requested bulk variances for lot depth and lot area.
 4. Applicant: **ALEX GOLDBERG & ASHLEY HERNANDEZ (*Pro Se*)**
ADDRESS: 1138 E. Landis Avenue
Block 3112, Lot 19, Zone R-P
Type of Variance: "C"
Requesting: Maintain an existing 6-foot-high fence on a corner lot with two front yards.
 5. Applicant: **SJ GLASS AND DOOR (*Dennis M. Tuohy, Jr., Esq.*)**
ADDRESS: 3278 S West Boulevard
Block 7004, Lot 10.1
Type of Variance: N/A
Requesting: Extension request for resolution #2023-48.

PUBLIC COMMENT