

ZONING BOARD OF ADJUSTMENT

AGENDA REVIEW AND PUBLIC HEARING

- Approval of Minutes from July 15, 2026, Board Meeting
 - Approval of Resolutions from July 15, 2026, Board Meeting
1. Applicant: **WILLIAM & COURTNEY GRUCCIO** (*Michael J. Gruccio, Esq.*)
ADDRESS: 1114 Venezia Avenue
Block 5204, Lot 11, Zone R-4
Type of Variance: "C"
Requesting: Construction of an addition, outdoor kitchen and expansion of an existing patio for a single-family dwelling, with variances for impervious lot coverage and rear yard setback.
 2. Applicant: **R.A.M. RENTALS, LLC** (*Robert J. Casella, Esq.*)
ADDRESS: 401 W. Park Avenue
Block 2904, Lot 1, Zone R
Type of Variance: N/A
Requesting: Certification of non-conforming use for a two-unit family dwelling.
 3. Applicant: **Live Well at Vineland, LLC** (*Michael J. Gruccio, Esq.*)
ADDRESS: 1292 W. Sherman Avenue, 2477 & 2557 S. Orchard Road
Block 6101, Lots 32, 35 & 36, Zone B-3
Type of Variance: Amended Preliminary & Final Major Site Plan
Requesting: Phasing of Previously Approved Major Site Plan and construction of temporary sales and construction trailer on-site.
 4. Applicant: **AREA-CHESTNUT, LLC** (*Duncan M. Prime, Esq.*) **POSTPONED UNTIL 9/16/26**
ADDRESS: 1091 & 1121 W. Chestnut Avenue
Block 4709, Lots 6 & 7.01, Zone R-3
Type of Variance: "D"
Requesting: Use variance for the construction of seven (7) townhouse buildings containing a total of thirty-seven (37) townhouses.
 5. Applicant: **BREWSTER 1 SPV, LLC** (*Duncan M. Prime, Esq.*) **POSTPONED UNTIL 9/16/26**
ADDRESS: 811 N. Brewster Road
Block 3301, Lot 56, Zone R-5
Type of Variance: "D"
Requesting: Use variance for a major subdivision creating twenty-one (21) single-family lots.
 6. Applicant: **CITY OF VINELAND - WEYMOUTH ROAD RESUBDIVISION** (*Alan G. Giebner, Esq.*)
ADDRESS: 1802, 1820, 1838, 1856 W. Weymouth Road
Block 130, Lots 2-4; Block 131; Lot 7 & Block 132, Lots 13-21, Zone I-B
Type of Variance: "D"
Requesting: Use Variance and resubdivision approval to convey portions of four (4) lots to a larger consolidate lot of nine (9) other lots.

7. Applicant: **BAREISZIS AUTO HOLDINGS, LLC** (*Michael J. Gruccio, Esq.*)
ADDRESS: 2575 S. Main Road
Block 6801, Lot 84, Zone B-2/R-5
Type of Variance: "D"
Requesting: Use variance to occupy an office and warehouse within an existing commercial building in connection with an automotive repair facility, and to utilize existing commercial signage, with a waiver of the requirement for new site plan approval.

8. Applicant: **JODY STOOTHODD d/b/a THERAPY BY JODY** (*Nathan Van Embden, Esq.*)
ADDRESS: 1835 E. Landis Avenue **POSTPONED UNTIL 9/16/26**
Block 4301, Lot 1.06, Zone IN-2
Type of Variance: "D"
Requesting: Use variance to provide mental health counseling within an existing office suite.

9. Applicant: **SIMCO NJ/GS3 ENTERPRISES LLC**
ADDRESS: 1755 N. Delsea Drive
Block 1201, Lot 45, Zone B-3/R-4
Type of Variance: N/A
Requesting: Amendment to Previously Approved Resolution to move requirement for NJDOT approval from time of construction permits to time of Temporary Certificate of Occupancy (TCO).

PUBLIC COMMENT