

DATE: Wednesday, September 16, 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 August 19, 2026, Board Meeting
 - Approval of Resolutions from August 19, 2026, Board Meeting
1. Applicant: **AREA-CHESTNUT, LLC** (*Duncan M. Prime, Esq.*)
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.
 2. Applicant: **BREWSTER 1 SPV, LLC** (*Duncan M. Prime, Esq.*)
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.
 3. Applicant: **187 W WHEAT LLC c/o ALI BAS** (*Louis N. Magazzu, Esq.*)
ADDRESS: 187 W. Wheat Road
Block 1604, Lot 2, Zone R-3
Type of Variance: “D”
Requesting: Preliminary/final major site plan approval, in conjunction with a “d” use variance, to construct a cold storage facility. The plan includes the conversion of an existing building along with the construction of a proposed 51,180-square-foot warehouse building, consisting of 2,400 square feet of office space and 48,780 square feet of warehouse space, together with six loading stalls and one drive-in ramp.
 4. Applicant: **JODY STOOTHOOD d/b/a THERAPY BY JODY** (*Nathan Van Embden, Esq.*)
ADDRESS: 1835 E. Landis Avenue
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.
APPLICATION WITHDRAWN
 5. Applicant: **DAVID CRESCENZO** (*Michael J. Gruccio, Esq.*)
ADDRESS: 522 & 524 N. East Avenue
Block 2324, Lots 8 & 9, Zone R-2
Type of Variance: “D”
Requesting: Preliminary/final major site plan approval, in conjunction with a “d” variance, to permit the conversion of an existing detached two-car garage into a proposed one-bedroom dwelling unit and continue the existing two-family residential and previously approved public-school use, along with associated site improvements.
 6. Applicant: **SUZANNE SMITH** (*Pro-Se*)
ADDRESS: 721 E. Grant Avenue
Block 6701, Lot 20, Zone R-3
Type of Variance: “D”
Requesting: Use variance to permit a small event space within an existing accessory garage, together with a waiver of site plan requirements.

PUBLIC COMMENT