

ZONING BOARD OF ADJUSTMENT MEETING
October 15, 2025

The public hearing began at 7:00 P.M.

Members present were:

Terry Andrus
Albert Fisher
Andrew Groetsch
Eric Hernandez
Joseph Repice
George LoBiondo

Members absent: Ryan Flaim, Cedric Holmes, Rudolph Luisi, Joseph Stefano

Others Present were:

Amanda Moschillo, Alternate Zoning Board Solicitor
Yasmin Perez, Zoning Board Secretary
Ryan Headley, Zoning Board Engineer/Planner
Pat Finley, Zoning Officer

Ms. Moschillo went over revisions to the agenda.

The Chairman entertained a motion to approve the minutes from the September 17, 2025, meeting.

Roll call:

Terry Andrus: Yes
Albert Fisher: Yes
Andrew Groetsch: Yes
Eric Hernandez: Yes
Joseph Repice: Yes
George LoBiondo: Yes

The Chairman entertained a motion to approve the resolutions from the September 17, 2025, meeting.

Roll call:

Terry Andrus: Yes
Albert Fisher: Yes
Andrew Groetsch: Yes
Eric Hernandez: Yes
Joseph Repice: Yes
George LoBiondo: Yes

FOREST GLEN FINAL MAJOR SUBDIVISION, Almond Road & New Peach Street, Block 2704, Lots 12, 13, 14 & 34, Zones R-2/I-2, final major subdivision approval to create twenty-three (23) new lots with three (3) remainder lots for an overall total of twenty (26) lots.

The applicant was represented by Michael Gruccio, Esq. This application is not typical for the Zoning Board, as major subdivisions are usually under the jurisdiction of the Planning Board. The jurisdiction rests with the Zoning Board due to a split-zoned property, where the residential development is located in the R-1 Zone and the stormwater management basin extends into the I-2 Industrial Zone. The development is for 24 single-family residential lots. One existing lot will be enlarged and retained by the City of Vineland for continued public utility

use. The extension of New Peach Street, curves eastward and connects to Almond Road to provide access to all the proposed lots. Mr. Gruccio explained that the Board previously reviewed this project as part of a Preliminary Major Subdivision and Site Plan application in April 2024, which was granted preliminary approval in May 2024 and memorialized under Resolution No. 2024-15. The map delineates the lot layout, stormwater basin location, street extensions, and utility easements, which will later be governed by the Homeowners Association. The application satisfies all statutory criteria for final major subdivision approval. The plans meet all standards set forth in the City's subdivision ordinance. All conditions imposed during preliminary approval have been met and addressed. The plat includes all required detail, notes, and certifications necessary for filing under New Jersey's Map Filing Law.

Mr. Gruccio acknowledged receipt of the Planning Review Report prepared by Mr. Headley and Ms. Jambor dated October 3, 2025, and the Engineering Report prepared by Mr. Headley on the same date. The only waivers requested pertain to Planning Report, items 6b and 6c, corresponding to Engineering Report items 13 and 14. Item 6b, show all structures within 150 feet of the subdivision tract. Item 6c, identify all properties and business names within 200 feet of the subject parcel. He explained that this level of off-site detail is not appropriate for a recorded final plat. They are intended to depict only the legal and mathematical components of the subdivision. All of the off-tract data and structural information are already documented in the approved preliminary plan set.

Robert Smith, Professional Planner and Land Surveyor, testified on behalf of the applicant. He stated that the final plat contains the mathematical and boundary data necessary for recording, including bearings, distances, curve data, right-of-way lines, and lot dimensions. The ordinance references items such as curb lines and mailboxes, which would not appear on a recorded subdivision map. Those details are shown on the engineering construction plans, not the final plat.

Chairman made a motion to close the public hearing.

Roll call:

Terry Andrus: Yes

Albert Fisher: Yes

Andrew Groetsch: Yes

Eric Hernandez: Yes

Joseph Repice: Yes

George LoBiondo: Yes

Mr. Groetsch made a motion to approve the use variance.

Roll call:

Terry Andrus: Yes

Albert Fisher: Yes

Andrew Groetsch: Yes

Eric Hernandez: Yes

Joseph Repice: Yes

George LoBiondo: Yes

Application granted.

GILBERTO SOTO, 2851 Alberic Street, Block 905, Lot 2 Zone A-5, construction of a 15'x15'x15' bathroom/laundry room addition to an existing home.

Gilberto Soto testified on his own behalf. He is requesting approval to construct a 15' x 15' addition to the existing single-family dwelling. The addition will serve as a bathroom and shower area for a senior resident of the

household. The applicant confirmed that the addition will not change the existing footprint of the home beyond the proposed extension and that all other features of the property will remain unchanged.

Mr. Finley noted that the lot is undersized under current zoning standards, which now require larger lots and greater setbacks than when the home was originally constructed.

Chairman made a motion to close the public hearing.

Roll call:

Terry Andrus: Yes

Albert Fisher: Yes

Andrew Groetsch: Yes

Joseph Repice: Yes

Joseph Stefano: Yes

George LoBiondo: Yes

Mr. Hernandez made a motion to approve the application.

Roll call:

Terry Andrus: Yes

Albert Fisher: Yes

Andrew Groetsch: Yes

Joseph Repice: Yes

Joseph Stefano: Yes

George LoBiondo: Yes

Application approved.

ARRO CAPITAL INVESTMENTS, 1325 Hoffman Drive, Block 5118, Lot 41, Zone R-5, construction of a single-family dwelling.

The applicant was represented by Matthew Robinson, Esq. He explained that the property previously contained a single-family dwelling that was demolished following a City inspection due to unsafe and uninhabitable conditions. The applicant now seeks approval to construct a new single-family dwelling on the same lot, which is pre-existing and undersized, requiring bulk variances for setbacks and frontage. The applicant is requesting relief for a front yard setback of 57 feet where 60 feet is required, a side yard setback of 15 feet where 35 feet is required, and recognition of a lot frontage of 0 feet, as access is provided by a recorded easement rather than a public street. The lot size also remains nonconforming.

Rigoberto Onofre testified on his own behalf. The lot was purchased after a prior owner was unable to complete necessary repairs. He stated that an inspection conducted by the Bureau of Fire Prevention and Code Enforcement identified numerous violations and structural issues, leading to the decision to demolish the dwelling. The applicant now proposes to build a one-story, three-bedroom, two-bath home of approximately 1,200 square feet, to replace the former two-bedroom, one-bath structure of roughly 800 square feet. The property includes an existing detached garage and stone driveway, both of which will remain.

Mr. Headley noted a correction to his report, confirming that the lot has no direct frontage on a public street and that access is through a deeded easement.

Mr. Finley stated that he had no technical objections and that the proposed dwelling was appropriately scaled for the area and consistent with surrounding development.

Chairman made a motion to close the public hearing.

Roll call:

Terry Andrus: Yes

Albert Fisher: Yes

Andrew Groetsch: Yes

Joseph Repice: Yes

Joseph Stefano: Yes

George LoBiondo: Yes

Mr. Groetsch made a motion to approve the application.

Roll call:

Terry Andrus: Yes

Albert Fisher: Yes

Andrew Groetsch: Yes

Joseph Repice: Yes

Joseph Stefano: Yes

George LoBiondo: Yes

Application approved.

JUANA ISABEL MARQUEZ, 636 E. Pear Street, Block 3008, Lot 14, Zone R, certification of non-conforming use for a two-unit family dwelling.

The applicant was represented by Matthew Robinson, Esq. He explained that the application is for a certification of pre-existing nonconforming use for a two-family dwelling located at 636 Pear Street. The property is under contract, and under City ordinance, a Certificate of Continued Occupancy is required prior to transfer, and since the dwelling is a duplex, a zoning certification is necessary.

Carmen Manguela, realtor for the property owner, testified that she is the listing realtor and has personally inspected the property. The structure is configured as a duplex with an upstairs and downstairs arrangement. The left-side unit consists of two bedrooms, a living room, dining area, kitchen, and bath; the right-side unit is a smaller one-bedroom or studio-style apartment. She confirmed that the current layout, room count, and building footprint match the survey on file, which is dated 2007 and prepared for a prior owner, Ms. Marquez.

Mr. Robinson presented supporting documentation including the property record card and tax records, which indicate the structure was built circa 1900 and identified as a "two-family conversion/duplex." He noted that while the dwelling was likely originally constructed as a single-family residence, City records from the early 1980s show the property's conversion to a two-family dwelling, consistent with other homes in this neighborhood that underwent similar conversions during that period.

Mr. Finley reviewed his zoning report, stating that the submitted materials, including the survey and floor plan, accurately document existing conditions. He confirmed that the property functions as a duplex and that the historical record supports the long-standing two-family use.

Chairman made a motion to close the public hearing.

Roll call:

Terry Andrus: Yes

Albert Fisher: Yes

Andrew Groetsch: Yes

Joseph Repice: Yes

Joseph Stefano: Yes
George LoBiondo: Yes

Mr. Stefano made a motion to approve the application.

Roll call:

Terry Andrus: Yes
Albert Fisher: Yes
Andrew Groetsch: Yes
Joseph Repice: Yes
Joseph Stefano: Yes
George LoBiondo: Yes

Application approved.

JUANA ISABEL MARQUEZ, 313 W. Wood Street, Block 2919, Lot 3, Zone LC, certification of non-conforming use for a two-unit family dwelling.

The applicant was represented by Matthew Robinson, Esq. He explained that the application is for a certification of pre-existing nonconforming use for a two-family dwelling located at 313 Wood Street. The property is under contract, and under City ordinance, a Certificate of Continued Occupancy is required prior to transfer, and since the dwelling is a duplex, a zoning certification is necessary.

Carmen Manguela, realtor for the property owner, testified on behalf of the applicant. She described the dwelling as a duplex containing two units with different layouts. Facing the structure from the street, the left-side unit consists of a one-bedroom apartment situated entirely on the first floor. The right-side unit includes a living room, dining room, and eat-in kitchen on the first floor, with two bedrooms located upstairs, positioned opposite each other. She confirmed that this configuration is accurately depicted on the floor plan submitted as part of the application. The applicant also submitted a survey dated 2004, and it accurately represents the existing site conditions, including the footprint of the two-story frame dwelling, driveway, and accessory shed, all of which remain unchanged.

Mr. Robinson presented historical documentation and the property record card, which identifies the structure as a two-family conversion. The record estimates the original construction year as 1887, with ownership and improvement activity recorded between 1981 and 1987, suggesting that the conversion from a single-family to a two-family dwelling likely occurred during that period. He noted that this pattern of conversions in the 1980s was consistent with other homes in this section of the City.

Mr. Finley stated that the application was similar to the previous certification application. He confirmed that duplexes are permitted in the zone and that the lot is pre-existing and undersized. The submitted survey and floor plan accurately document the current conditions, and based on available records, the two-family use appears to have existed for approximately forty years.

Roll call:

Terry Andrus: Yes
Albert Fisher: Yes
Andrew Groetsch: Yes
Joseph Repice: Yes
Joseph Stefano: Yes
George LoBiondo: Yes

Mr. Stefano made a motion to approve the application.

Roll call:

Terry Andrus: Yes

Albert Fisher: Yes

Andrew Groetsch: Yes

Joseph Repice: Yes

Joseph Stefano: Yes

George LoBiondo: Yes

Application approved.

DANIEL SCHWARTZ, 328 W. Peach Street, Block 2903, Lot 15, Zone R, certification of non-conforming use for a four-unit family dwelling.

The applicant was represented by Matthew Robinson, Esq.

Carmen Manguela, realtor for the property owner, testified on behalf of the applicant. She confirmed that her firm is involved in the listing and sale of the property and that a Certificate of Occupancy is required as part of the sale process. She also confirmed that the survey accurately depicts the current layout of the property. Ms. Manguela stated that some of the units are occupied and some are vacant. The property consists of four units, identified as Units A, B, C, and D, and floor plans were provided for each unit to verify bedroom counts and layout accuracy.

Mr. Robinson explained that the property is unique in that it contains two separate structures on one lot. He noted that the property tax records reflect two separate property record cards, one for each structure. Both structures are listed as being constructed around 1921, with notations of "two-family conversion." Transaction records for the property date back to 1959 through 1981, with permits issued over time.

Mr. Finley stated that while the survey and floor plans were satisfactory, the existence of two separate buildings on one lot, each containing multiple dwelling units, would not have been permitted under current standards. However, such configurations were common in the former Borough of Vineland, where multiple family members often built homes on shared lots or converted existing structures. The two separate property record cards suggest that the condition has existed for at least 40 years, likely dating to the 1970s or earlier.

Roll call:

Terry Andrus: Yes

Albert Fisher: Yes

Andrew Groetsch: Yes

Joseph Repice: Yes

Joseph Stefano: Yes

George LoBiondo: Yes

Mr. Stefano made a motion to approve the application.

Roll call:

Terry Andrus: Yes

Albert Fisher: Yes

Andrew Groetsch: Yes

Joseph Repice: Yes

Joseph Stefano: Yes

George LoBiondo: Yes

Application approved.

Meeting adjourned at 8:00 PM

Roll call:

Terry Andrus: Yes

Albert Fisher: Yes

Andrew Groetsch: Yes

Joseph Repice: Yes

Joseph Stefano: Yes

George LoBiondo: Yes

Yasmin Perez, Secretary

Zoning Board of Adjustment