

**ZONING BOARD OF ADJUSTMENT MEETING**  
**February 19, 2025**

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

**Members present were:**

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

**Members absent:** Ryan Flaim, Rudolph Luisi, Eric Hernandez, Jameson Afanador

**Others Present were:**

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

Mr. Malinsky went over revisions to the agenda.

The Chairman entertained a motion to approve the minutes from the January 15, 2025 meeting.

Roll call:

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

The Chairman entertained a motion to approve the resolutions from the January 15, 2025 meeting.

Roll call:

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

**NINDAD PADIA**, 4336 Robert Drive, Block 135, Lot 7, Zone W-5, construction of a single-family dwelling.

The applicant was represented by Sean McBratnie, Esq. All the variances requested are for 4336 Robert Drive and 4366 Robert Drive. Both parcels of land are the same square footage in the W-5 zone. The zone permits single use family homes, and the applicant is requesting to construct a single family home on both parcels of land. The parcels currently just forested area and the trees are old. One of the trees fell on the neighbor's fence, so it would be great to have an opportunity to develop this land. The site has the following existing non-conformances for single-family residences in the W-5 Zone: lot area (11,288 sf existing vs. 100,000 sf required), lot frontage (83 feet existing vs. 250 feet required), and lot depth (136 existing vs. 330 feet required). The variances for this request are side Yard Setback, northerly (21.8 feet proposed vs. 40 feet required). Side Yard Setback, southerly (35.2 feet proposed vs. 40 feet required). Rear Yard Setback (37 feet proposed vs. 50 feet required). Impervious Lot Coverage (16% proposed vs. 15% maximum allowed). The lots are in close proximity to other lots of the same nature, so the development of them will maintain the character of the area. It will not be a substantial detriment or deviation from the zoning or character of the neighborhood.

Ninad Padia, testified on his own behalf. The information that was put on the record is accurate.

Mr. Finely explained that the neighborhood was established long before the W-5 zone was applied, and both of the proposed lots fit into the neighborhood.

Allison Lawhead, 4318 Robert Drive, member of the public, was concerned about the location of her well and their field bed. She was not opposed to the application.

Mr. Headley explained that the applicant would have to receive an approval from Vineland Health Department for their septic system. In addition, there are state regulations as to how close those septic systems can be to a well.

Chairman made a motion to close the public hearing.

Roll call:

Terry Andrus: Yes

Albert Fisher: Yes

Andrew Groetsch: Yes

Cedric Holmes: 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

Cedric Holmes: Yes

Joseph Repice: Yes

Joseph Stefano: Yes

George LoBiondo: Yes

Application granted.

**NINDAD PADIA**, 4366 Robert Drive, Block 135, Lot 5, Zone W-5, construction of a single-family dwelling.

The applicant was represented by Sean McBratnie, Esq. The Applicant has requested the following bulk “C” variances to construct a single family home: Side Yard Setback, northerly (21.8 feet proposed vs. 40 feet required). Side Yard Setback, southerly (35.2 feet proposed vs. 40 feet required) Rear Yard Setback (37 feet proposed vs. 50 feet required). Impervious Lot Coverage (16% proposed vs. 15% maximum allowed).

Mr. Padilla affirmed that the request for this parcel is the same as the last application.

Mr. Finley stated that the circumstances are the same as the last application.

Chairman made a motion to close the public hearing.

Roll call:

Terry Andrus: Yes

Albert Fisher: Yes

Andrew Groetsch: Yes

Cedric Holmes: 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

Cedric Holmes: Yes

Joseph Repice: Yes

Joseph Stefano: Yes

George LoBiondo: Yes

Application granted.

**226 LANDIS AVENUE, LLC**, 228 W. Landis Avenue, Block 2918, Lot 2, Zones LC/B-1, construction of a monument sign.

The applicant was represented by Luke R. Grabiak, Esq. The existing building has 10 tenants and the applicant’s proposal is straightforward. The applicant proposes to construct an 8 panel monument sign along the West Landis Avenue frontage to display the tenants names. Exhibit A, street view of the existing improvements on the property. Exhibit A2, plot plan showing the location of the proposed monument sign. Exhibit A3, copy of the sign plans. The applicant is requesting variances for the freestanding sign for number of Freestanding Signs (1 proposed vs. 0 allowed). Sign Face Area, Freestanding Sign (30 square feet proposed vs. 0 square feet maximum allowed). Sign setback from front property line (5 feet provided vs. 10 feet required). Sign distance from intersection of driveway (<10 feet provided vs. 10 feet required.).

Robert Powell, Vice President of Business Development and Marketing, testified on behalf of the applicant. Mr. Grabiak’s opening remarks were they true and accurate. They are proposing the sign design that matches the facade of the building. The proposed monument sign will not have any impact on neighboring properties. The location was chosen because it is a one-way entrance into the parking lot, and it will be at least 10 feet from the street and 5 feet from the front property line.

Mr. Hedley stated that the only comment in the report is about the site triangle. The sight triangle was not identified on the plan. When it is identified, that comment will be satisfied. Mr. Finley agreed.

Chairman made a motion to close the public hearing.

Roll call:

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

Application granted.

**VINELAND RENTALS**, 1244 Garry Avenue, Block 6301, Lot 142, Zone R-3, certification of non-conforming use for a two-unit family dwelling.

The applicant was represented by Robert Casella, Esq. The Applicant has requested a certification of pre-existing non-conforming use to allow a two-unit residential dwelling (duplex). The subject property, which is approximately 23,178 square feet (0.53 acres), is located in the R-3 Residential Zone. The R-3 Residential Zone does not currently allow two-family residential uses. The zone favors single-family homes, but it allowed two family dwellings until 2007 by ordinance. The applicant purchased the dwelling in the year 2003, and she has not made changes or modifications to the property. There is a floor plan for both units indicating the number of rooms, and the type of rooms contained therein. Both units have separate gas, electric and water service.

Linda Cavallo, member of the LLC, testified on her own behalf. She affirmed that representations on the record are correct.

Mr. Finley believes that the ordinance changed in 2008 and took duplexes out of the R3 zone. Mr. Casella submitted a survey dated July 31, 2003, and it shows the same conditions as today.

Chairman made a motion to close the public hearing.

Roll call:

Terry Andrus: Yes  
Albert Fisher: Yes  
Andrew Groetsch: Yes  
Cedric Holmes: 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

Cedric Holmes: Yes

Joseph Repice: Yes

Joseph Stefano: Yes

George LoBiondo: Yes

Application granted.

**LMC RENTALS, LCC**, 1254 Pennsylvania Avenue, Block 7201, Lot 58, Zone R-6, certification of non-conforming use for a single-family dwelling and an apartment above a garage.

The applicant was represented by Robert Casella, Esq. The Applicant has requested a certification of pre-existing non-conforming use to allow multiple single-family dwellings on a single property. The subject property, which is approximately 49,466 square feet (1.14 acres), is located in the R-6 Residential Zone. The R-6 Residential Zone does not allow multiple single-family dwellings on a single lot.

The properties in the R6 zone prefer single-family homes but does allow residential cluster and farming among other uses. Both of these structures were constructed in the year 1962. The applicant purchased the property in the year 2017, and she has made no modifications to either structures. The house fronting Pennsylvania Avenue consists of three bedrooms, full bath, living room, kitchen, den and garage. The bungalow structure contains two bedrooms, full bath, living room and kitchen. Both structures have separate electric, gas and trash accounts. The applicant has always registered and obtained city inspections for renters. She is seeking certification is a non-conforming structure with bulk variances, in order to transfer the title to a contract purchaser.

Linda Cavallo, member of the LLC, testified on her own behalf. She affirmed that the record is accurate. She originally purchased the property 20 years ago and transferred to the LLC after.

Mr. Finley explained this is a similar situation as the last application. The ordinance changed from the R3 zone to the R6 zone, which had more stringent density standards.

Mr. Casella indicated that the applicant would submit a survey and the property record card.

Chairman made a motion to close the public hearing.

Roll call:

Terry Andrus: Yes

Albert Fisher: Yes

Andrew Groetsch: Yes

Cedric Holmes: 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  
Cedric Holmes: Yes  
Joseph Repice: Yes  
Joseph Stefano: Yes  
George LoBiondo: Yes

Application granted.

**BENJAMIN CAMEL**, 728 E. Pear Street, Block 3007, Lot 16, Zone R, certification of non-conforming use for a two-unit family dwelling.

Benjamin Camel testified on his own behalf, and he is requesting a certification of non-conforming use. He purchased this property in the year 2020 as it is. It was originally an 1880 Victorian home built with original wood. The property was in disarray when he purchased it, and he did renovations during the 25 years that he owned it. He has conformed to all of the city's required inspections as a two family dwelling. The property record card recognizes the two family dwelling in 1979. There are two separate electric meters and two separate gas meters. He is also requesting a variance for side yard setback and front yard setback.

Mr. Finley stated that the applicant submitted a floor plan and a survey. The survey shows the existing nonconformities. He also submitted the property record card and other supporting documentation. The old property record card does show the two family dwelling conversion.

Chairman made a motion to close the public hearing.

Roll call:

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

Mr. Stefano made a motion to approve the extension.

Roll call:

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

Application granted.

**DOOLEY & HOFF PROPERTIES, LLC**, 1142 E. Landis Avenue, Block 3112, Lot 17.01, Zone R-P, certification of non-conforming use for a two-unit family dwelling.

The applicant was represented by Michael Guccio, Esq. The Applicant has requested a certification of pre-existing non-conforming use to allow a two-unit residential dwelling (duplex). The subject property, which is approximately 20,941 square feet (0.48 acres), is located in the R-P Residential Professional Zone. The R-P Residential Professional Zone does allow two-family residential uses. However, the subject property does not meet the current bulk standards for a two-family dwelling. This application follows an approved subdivision application by the Vineland Planning Board in the year 2022. The board recognized the existence of these non-conformances at that time. The applicant would like the certification in place for his next of kin. There are two documents submitted for the board's consideration. First, there is a survey or variance plan dated October 29, 2024. Second, there is floor plan dated January 6, 2005. The first floor of the structure consists of 1,010 square. There is a living room, dining room, kitchen, 2 bedrooms, bathroom and a covered deck. The second floor unit contains 710 square feet. There is a kitchen, bathroom, 2 bedrooms and closet space. There are nonconformities related to the dimensional conditions associated with this property. Frontage is 80 feet whereas 130 feet required. Easterly side yard setback is 14.5 feet whereas 20 feet required. There is a westerly side yard setback of six feet related to the principal structure on the property. There is also discrepancy location of the garage, 1.3 feet from the side property line.

Warren Hoff, owner, affirmed that the facts on the record are accurate.

Mr. Finley agreed with Mr. Guccio's testimony. The duplex is a permitted use but it is non-conforming. The Planning Board approval would be sufficient for him to issue a CCO. However, it would still need certification by the Zoning Board.

Mr. Headley stated that the second floor has oversized closets.

Mr. Hoffman explained that the floorplan was incorrect and bedroom one is a living room. It is not a two-bedroom apartment. The closets cannot be converted to bedrooms.

Chairman made a motion to close the public hearing.

Roll call:

Terry Andrus: Yes

Albert Fisher: Yes

Andrew Groetsch: Yes

Cedric Holmes: Yes

Joseph Repice: Yes

Joseph Stefano: Yes

George LoBiondo: Yes

Mr. Stefano made a motion to approve the extension.

Roll call:

Terry Andrus: Yes

Albert Fisher: Yes

Andrew Groetsch: Yes

Cedric Holmes: Yes

Joseph Repice: Yes

Joseph Stefano: Yes

George LoBiondo: Yes

Application granted.

**DOOLEY & HOFF PROPERTIES, LLC**, 959 Sawyer Avenue, Block 3104, Lot 17, Zone R-2, certification of non-conforming use for a single-family dwelling and an apartment above a garage.

The applicant was represented by Michael Gruccio, Esq. The current use of the property features a 1 1/2 story home, as well as a second story upstairs apartment in a detached garage. The Applicant has requested a certification of pre-existing non-conforming use to allow multiple single-family dwellings on a single property. The subject property, which is approximately 8,424 square feet (0.19 acres), is located in the R-2 Residential Zone. The R-2 Residential Zone does not allow multiple single-family dwellings on a single lot. The applicant is also requesting certification of non-conforming use of all dimensional conditions associated with this particular property. Two family dwellings are permitted in the zone, but two units are permitted in one structure opposed to two separate structures. This particular property has the principal structure, and garage structure containing a single-family dwelling. Exhibit A, records obtained from the city of tax assessor revealed that the home was built in 1947. It also indicates that the garage was remodeled in the year 1955 to accommodate the second story single-family unit. LSA records indicate that the property was billed as multifamily since 1998. Licenses and Inspections has records since at least the year 2009. There is an indication of the house and garage apartment. It is consistent with the submitted floor plan and existing conditions. As indicated on the floor plan, first level has one bedroom, dining room, kitchen and a living room. Second level has three bedrooms and one bathroom. The garage apartment unit contains one bedroom, kitchen, bathroom, dining room and closet space. Site non-conformances are the following: minimum lot area 19,500 square feet is required whereas 8,525 square feet provided. Minimum lot frontage is 130 feet, and this property contains 54.45 feet along the roadway. The garage is 3.9 feet from the side yard. There are also deficiencies with respect to front yard, 30 feet required and 19.1 feet provided. Minimum lot setback for the rear yard is 20 feet whereas 27 feet is required. Maximum impervious coverage of 40% and 67.9%, verified by the variance plan prepared by Schaefer and Nassar.

Mr. Hoff affirmed that the information presented was accurate.

Chairman made a motion to close the public hearing.

Roll call:

Terry Andrus: Yes

Albert Fisher: Yes

Andrew Groetsch: Yes

Cedric Holmes: Yes

Joseph Repice: Yes

Joseph Stefano: Yes

George LoBiondo: Yes

Mr. Stefano made a motion to approve the extension.

Roll call:

Terry Andrus: Yes

Albert Fisher: Yes

Andrew Groetsch: Yes

Cedric Holmes: Yes

Joseph Repice: Yes

Joseph Stefano: Yes

George LoBiondo: Yes

Application granted.

**MILLER TRANSPORTATION**, 3905 N. Delsea Drive, Block 401, Lot 2, Zone B-3, minor site plan approval, in conjunction with a “d” variance, to establish a specialized repair garage to an existing vacant garage with associated site improvements.



The applicant was represented by Kevin Sheehan, Esq. The property is a 1.65-acre parcel with an existing building used for furniture sales. In September, this board granted a use variance approval to permit the applicant to operate a maintenance repair and leasing facility for trucks. The applicant is proposing a sign to restripe the parking lot for the trucks and employee parking. They are also adding a trash enclosure.

Robert Mulford, Licensed Engineer, testified on behalf of the applicant. There are some variances associated with this application. Front buffer, Delsea Drive (0.62 feet provided vs. 25 feet required). Front buffer, Weymouth Road (1.40 feet provided vs. 25 feet required). Building Line Setback (72.39 feet provided vs. 100 feet from centerline required.) Side buffer, southerly side (3.14 feet provided vs. 5 feet required). Side buffer, easterly side (2.79 feet provided vs. 25 feet required from a residential use). On-site parking space amount (18 spaces provided vs. 20 spaces required). Impervious lot coverage (82% provided vs. 50% maximum allowed). The site plan requires the following waivers from the Screening, shade trees and landscaping standards of the ordinance (Code Chapter 425-73): Street shade trees, Weymouth Road (0 trees provided vs. 6 trees required at 1 per 50 feet of frontage). Street shade trees, Delsea Drive (0 trees provided vs. 6 trees required at 1 per 50 feet of frontage). Parking area shade trees (0 trees provided vs. 2 trees required at 1 per 12 parking spaces). Screening materials along the residential use or residential zone located on the adjacent property to the easterly of the site. The site plan requires the following waivers from the Parking and Access standards of the ordinance (Code Chapter 425-74): Heavy truck pavement (2" FABC, over 3" Bit. Stab. Base, over 6" Gravel or D.G.A.). Waivers from Community Design Standards: Sidewalks are not proposed along the street frontage of the site. Sidewalks do not exist on abutting properties, therefore sidewalks are not required unless the Board finds that by reason of the particular conditions of the site, its location or surroundings, sidewalks are required to protect the public safety. All landscaped areas shall be irrigated with a timed, automatic underground system utilizing pop-up heads and/or tree bubblers. The applicant will comply with the Engineering Report.

Mark Miller, owner, testified on his own behalf. The extra pavement on the property would be used for a future expansion if needed. He will add two more parking spaces to accommodate the board.

Chairman made a motion to close the public hearing.

Roll call:

Terry Andrus: Yes

Albert Fisher: Yes

Andrew Groetsch: Yes

Cedric Holmes: Yes

Joseph Repice: Yes

Joseph Stefano: Yes

George LoBiondo: Yes

Mr. Stefano made a motion to approve the extension.

Roll call:

Terry Andrus: Yes

Albert Fisher: Yes

Andrew Groetsch: Yes

Cedric Holmes: Yes

Joseph Repice: Yes

Joseph Stefano: Yes

George LoBiondo: Yes

Application granted.

**JUAN & YOLANDA CORTES**, 151 W. Chestnut Avenue, Block 4805, Lot 2, Zone R-3, conversion of a single-family dwelling to a duplex.

The Applicant has requested a “D” use variance approval to convert an existing single-family home to a two-family dwelling (duplex). The subject property, which is approximately 20,500 square feet (0.47 acres), is located in the R-3 Residential Zone. The R-3 Residential does not allow two-family dwellings. The subject property has several encroachments, including existing parking and driveway.

Juan and Yolanda Cortes testified on their own behalf. They are requesting to convert a single-family dwelling to a two family dwelling. They feel there is a need for handicapped accessible apartments. There is plenty of parking for the two units. They will also comply with anything the board requires.

Mr. Headley explained that he had a couple of concerns. One concern is the encroachment of the driveway onto the adjacent property. One of the parking stalls is also on the adjacent property. One of the justifications was income, which obviously the board cannot consider that. The second reason was handicap accessibility, so the full unit would have to be handicap accessible. It cannot be justified with just a ramp. The board does not have enough justification.

Mr. Finley would like to see the proposed layout, and the drawing can be an unsealed plan or hand drawn plan.

Ms. Moscillo explained the standards for a use variance. It is a higher burden on the applicant to justify.

Chairman made a motion to close the public hearing.

Roll call:

Terry Andrus: Yes

Albert Fisher: Yes

Andrew Groetsch: Yes

Cedric Holmes: Yes

Joseph Repice: Yes

Joseph Stefano: Yes

George LoBiondo: Yes

Mr. Stefano made a motion to deny the application.

Roll call:

Terry Andrus: Yes

Albert Fisher: Yes

Andrew Groetsch: Yes

Cedric Holmes: Yes

Joseph Repice: Yes

Joseph Stefano: Yes

George LoBiondo: Yes

Application denied.

Meeting adjourned at 9:14 PM

Roll call:

Terry Andrus: Yes

Albert Fisher: Yes

Andrew Groetsch: Yes

Cedric Holmes: Yes

Joseph Repice: Yes

Joseph Stefano: Yes

George LoBiondo: Yes

Yasmin Perez, Secretary  
**Zoning Board of Adjustment**