

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

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

**Members present were:**

Jameson Afanador  
Terry Andrus  
Albert Fisher  
Andrew Groetsch  
Cedric Holmes  
Joseph Stefano  
George LoBiondo

**Members absent:** Ryan Flaim, Rudolph Luisi, Eric Hernandez, Joseph Repice

**Others Present were:**

Michael Malinsky, 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 February 19, 2025 meeting.

Roll call:

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

The Chairman entertained a motion to approve the resolutions from the February 19, 2025 meeting.

Roll call:

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

**SHARON & CHERYL ANNE TWADDLE**, 1413 E. Elmer Road, Block 5902, Lot 16, Zone R-5, side yard setback variance for an addition to a single family dwelling.

Sharon Twaddle testified on her own behalf. There is a sunroom in the rear of the house. She would like to tear it down, and replace it with a two-story section that will be slightly wider and longer. The addition will be a bedroom and a room.

Mr. Headley explained that the zone was R-3 prior to the year 2008, which had different side yard setbacks. The proposed addition is not closer than the existing house. The change will not be seen from the roadway. There is a variance for side yard setback, westerly, Lot 15 (19 feet proposed vs. 35 feet required).

Chairman made a motion to close the public hearing.

Roll call:

Jameson Afanador: Yes

Terry Andrus: Yes

Albert Fisher: Yes

Andrew Groetsch: Yes

Cedric Holmes: Yes

Joseph Stefano: Yes

George LoBiondo: Yes

Mr. Stefano made a motion to approve the application.

Roll call:

Jameson Afanador: Yes

Terry Andrus: Yes

Albert Fisher: Yes

Andrew Groetsch: Yes

Cedric Holmes: Yes

Joseph Stefano: Yes

George LoBiondo: Yes

Application granted.

**GREGORY BOYKIN**, 562 Holmes Avenue, Block 4304, Lot 8, Zone R-3, six-foot high fence on a corner lot with two front yards.

Gregory Boykin testified on his own behalf. He would like to install a 6-foot high fence around the grassed area of his yard. He has multiple dogs and they like to wander into his neighbor's yard. The variance for the six foot is for fencing past the front of his house towards the street. Several houses in the neighborhood also have 6-foot high fences. His fence will back up to his neighbor's property. The variance to allow a 6-foot high fence within the front yard area of a corner lot. The maximum allowable fence height from property line to building line is 4 feet. The property is a corner lot, which has frontage along Strathmore Terrace and Holmes Avenue. The two frontages are front yards. The existing home faces Holmes Avenue, but has driveway has access to both frontages.

Mr. Finley explained for the restriction on the size of fence and the opening of a fence along the street frontage. It is for aesthetic and street sight lines. Mr. Boykin's property is unique, and he is proposing a reasonable arrangement.

Mr. Headley explained that his main concern would be Strathmore and Holmes, but he does not believe there will be any issue with that that intersection. Landscaping along the fence will not recommended for this application.

Chairman made a motion to close the public hearing.

Roll call:

Jameson Afanador: Yes

Terry Andrus: Yes

Albert Fisher: Yes

Andrew Groetsch: Yes  
Cedric Holmes: Yes  
Joseph Stefano: Yes  
George LoBiondo: Yes

Mr. Stefano made a motion to approve the application.

Roll call:

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

Application granted.

**DUN-RITE SAND & GRAVEL COMPANY**, Mays Landing Road, Block 7801, Lots 18 & 19, Zone W-6, use variance to permit a recycling and composting facility.

The applicant was represented by Robert Baronowski, Esq. The applicant requested to postpone the application until the April 16, 2025 meeting.

**JUST FOR WHEELS, INC.**, 1057 S. Delsea Drive, Block 4801, Lot 58, Zone B-3, use variance to permit the continuation of a residential use and commercial use.

The applicant was represented by Christopher Norman, Esq. The applicant is requesting a “D” use variance to allow a mixed-use development, including an existing single-family residential use and a proposed car rental use. The property, which is approximately 87,038 square feet (1.998 acres), is located in the B-3 Business Zone. The B-3 Business Zone does allow car rental uses, but does not allow residential uses. The residential dwelling is 900 square feet on a 2-acre lot. This application will be subject to a site plan approval.

Kevin Clifford, President of Just Four Wheels, testified on his own behalf. There are currently nine locations. He has been in business since the year 1978. The site will be a satellite location for his business. There will be one full time employee and one part time employee. During peak season, he rents an average of seven vehicles per day. During the low season, he rents an average of four cars per day. There will be no maintenance of vehicles on this property. He intends to park no more than fifteen vehicles at this location. Hours of operation will be 8:30AM to 5:00PM, Monday through Friday. Hours on Saturday will be 8:30AM until noon. There are no conflicts between the residential dwelling and the car business. He purchased the business and not the residential dwelling.

Mr. Finley explained that this is an enforcement matter. The pre-existing residential use is nonconforming, so anytime the use changes the property is subject to a variance approval. The business is a permitted use subject to site plan, and if there were not a dwelling the application would be in front of the Planning Board. The owner of the property is not present to address violations. He is requesting that the use cease until the site plan addresses safety conflicts between the two uses on the property.

Terrence Combs, Licensed Planner, testified on behalf of the applicant. A D1 variance use variance necessitated for this residential dwelling. The proposed car rental business is a permitted use in this B3 zone. There is a 900 square foot house, 570 square foot garage and a 1,000 square foot commercial building on the property. The driveway loops around the house, so there is circulation for the residential use independent of the commercial

use. The commercial use has two accesses on Delsea Drive. Exhibit A-1, aerial of property dated January 14, 2025. Exhibit A-2, colored rendering dated December 5, 2024. There are a couple foundations in the rear of the property and a wooded section. The uses are segregated as far as traffic flow, and there is no interconnection between the between the two uses. The minimum lot size in the zone is one acre, and this property is under 2 acres. The applicant could not subdivide it and have a conforming lot due to the frontage. There is a 150 foot frontage requirement, and I they have somewhere around 250 feet of frontage. Granting the variance would encourage a coordination of the various public and private procedures and activity shaping land development with a view of lessening the cost of such development and the more efficient use of land. The improvements done on the property advances the purpose of promoting a desirable visual environment under the municipal land use law. The purposes a zoning will be advanced by the granting of the variance. As for the negative criteria, this can be granted without substantial detriment to the public good.

Mr. Stefano made a motion to grant the use contingent upon site plan submission within 90 days including information regarding the residential dwelling. Site plan improvements must be complete within one year.

Chairman made a motion to close the public hearing.

Roll call:

Jameson Afanador: Yes

Terry Andrus: Yes

Albert Fisher: Yes

Andrew Groetsch: Yes

Cedric Holmes: Yes

Joseph Stefano: Yes

George LoBiondo: Yes

Mr. Stefano made a motion to approve the application.

Roll call:

Jameson Afanador: Yes

Terry Andrus: Yes

Albert Fisher: Yes

Andrew Groetsch: Yes

Cedric Holmes: Yes

Joseph Stefano: Yes

George LoBiondo: Yes

Application granted.

**CORNING PHARMACEUTICAL GLASS, LLC**, 563 Crystal Avenue, Block 2326, Lot 1.1, Zone I-2, minor site plan approval in conjunction with a “d” height variance, to construct a 1,655 square foot batch plant addition to an existing glass manufacturing facility along with associated site plan improvements.

The applicant was represented by Matthew Robinson, Esq. This application is for a minor site plan approval for the construction of a batch plant edition. The height of that structure exceeds the allowable amount within the district. They have previously received a height variance approval of 134 feet on other structures. The principal height of for this structure is just shy of 108 feet. That is nature of the proposed relief as well as our minor site plan approval.

Jeff Kirchner, Project Manager, testified on behalf of the applicant. Corning is an expert in material science and has been operating for 170 years. The Vineland Glass plant has been operating since 1892, and Corning appreciates the relationship with the city and the community. The look forward to operating for many more years, and to make that vision a reality this modernization project enhances their safety controls and

environmental impact. The redundancies and reliability of the new addition ensures mixed batch continues to flow to our continuously operating glass tanks. The height of the building is required, because the materials are transported to the top of the structure to internal silos. Gravity is used to transport the material to different lower stages where it is weighed, mixed, distributed to batch cans on a monorail and transported to glass melting tanks.

Steven Nardelli, Licensed Engineer, testified on behalf of the applicant. The existing batch plant is 134 feet high, and is directly adjacent to it is another one at 108 feet high. The building itself meets all the setbacks, but it has a height variance, 107.9 feet whereas 60 feet is permitted. There is a slight increase in impervious lot coverage, 93 % whereas 65% permitted. Planning Report, item 5, variances for impervious lot coverage (92±% provided vs. 65% maximum allowed). The existing impervious lot coverage is approximately 92%. The proposed addition does add a small portion of impervious area that will nominally increase the impervious lot coverage. Principal building height (107.69 feet provided vs. 60 feet maximum allowed). Item 6, pre-existing conditions, front yard setback, Oxford Street (18 feet provided vs. 40 feet required). Side yard setback, Block 2338, Lot 1 (9.5 feet provided vs. 20 feet required). Principal building height (134 feet provided vs. 60 feet required). Existing structures on-site previously received approval for a building height of 134 feet. Item 11, show all structures within 150 feet of the land to be developed. Structures are considered to include, but not be limited to, buildings, driveways, mailboxes, signs, utility poles, drainage and sewerage structures, and valves. Note current use of application property and that of properties within 200 feet of the subject parcel. Include names of businesses where appropriate. Indicate the on-site access ways and sight triangles, existing and proposed, with referenced dimensions. Indicate the driveway openings, existing and proposed, with referenced location and width at the curb line and at the property line. Show existing and proposed utility lines and the location of poles. Show existing and proposed on-site lighting type and location. Provide a site lighting plan showing the location, height above grade, type of illumination, type of fixture, the source lumens, and the luminous area for each source of light proposed. Show contiguous lands owned by the applicant. Show the developable land area of each lot. Engineering Report, waiver for item 1, proposed project represents less than ¼ acre of new impervious surfaces and less than an acre of disturbed area. Therefore, this project is not considered a “major development” pursuant to the NJ Department of Environmental Protection Best Management Practices (BMP) Manual. Additionally, the City of Vineland Storm water Control Ordinance (Section 425-72) classifies any project with a disturbance of over 5,000 square feet as a “major development”. The site does not meet this criteria either. Therefore, no storm water measures will be required.

Chairman made a motion to close the public hearing.

Roll call:

Jameson Afanador: Yes

Terry Andrus: Yes

Albert Fisher: Yes

Andrew Groetsch: Yes

Cedric Holmes: Yes

Joseph Stefano: Yes

George LoBiondo: Yes

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

Roll call:

Jameson Afanador: Yes

Terry Andrus: Yes

Albert Fisher: Yes

Andrew Groetsch: Yes

Cedric Holmes: Yes

Joseph Stefano: Yes

George LoBiondo: Yes

Mr. Stefano made a motion to approve the minor site plan.

Roll call:

Jameson Afanador: Yes

Terry Andrus: Yes

Albert Fisher: Yes

Andrew Groetsch: Yes

Cedric Holmes: Yes

Joseph Stefano: Yes

George LoBiondo: Yes

Application granted.

**LANDIS COLD STORAGE MINOR SUBDIVISION**, 2041 W. Landis Avenue, Block 3402, Lots 8 & 11, Zone B-4, resubdivision approval, in conjunction with a “D” use variance, to convey a portion of one lot to another lot and to consolidate four lots.

The applicant was represented by Michael Gruccio, Esq. The Zoning Board approved a use variance by way of resolution #2027-47 adopted on October 16, 2024. This application does relate to that use variance; however, it is not for a site plan approval. That application will be before the board at a later date. This application is only for a minor subdivision. A 121,968 square foot portion of lot 11 will be conveyed to lot 8. Additionally, lots 7, 13 and 14 will be combined with lot 8. Proposed enlarged lot 8 will contain a net area of  $24.757 \pm$  acres, with frontage of 255 feet and 330 feet on Landis Avenue and a net depth of 1,270 feet. Proposed remainder lot 11 will contain a net area of  $87,555 \pm$  square feet ( $2.01 \pm$  acres), with frontage of 165 feet on Landis Avenue and a net depth of 530 feet. The subdivision only marginally advances the use variance, and the finalization of the use variance depends upon the submission of a site plan and approval. All the properties are located in the B-4 zone. With respect to the subdivision, all dimensions of the lots are in compliance with ordinance standards with the exception of lot frontage for lot 11. Item 9, waiver for showing all structures within 150 feet of the land to be subdivided. Structures are considered to include, but not be limited to, buildings, driveways, mailboxes, signs, utility poles, drainage and sewerage structures, valves, septic systems and wells

Chairman made a motion to close the public hearing.

Roll call:

Jameson Afanador: Yes

Terry Andrus: Yes

Albert Fisher: Yes

Andrew Groetsch: Yes

Cedric Holmes: Yes

Joseph Stefano: Yes

George LoBiondo: Yes

Mr. Stefano made a motion to approve the application.

Roll call:

Jameson Afanador: Yes

Terry Andrus: Yes

Albert Fisher: Yes

Andrew Groetsch: Yes

Cedric Holmes: Yes

Joseph Stefano: Yes

George LoBiondo: Yes

Application granted.

Meeting adjourned at 8:44 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**