

ZONING BOARD OF ADJUSTMENT MEETING
September 17, 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, Cedric Holmes, Rudolph Luisi, Eric Hernandez

Others Present were:

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

Ms. Moscillo went over revisions to the agenda.

The Chairman entertained a motion to approve the minutes from the August 20, 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 August 20, 2025, meeting.

Roll call:

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

JUST FOUR WHEELS, 1057 S. Delsea Drive, Block 4801, Lot 58, Zone B-3, preliminary/final major site plan approval to convert an existing masonry building to a car and small truck rental facility (Just 4 Wheels) along with associated site plan improvements. The subject property also has a separate single-family dwelling.

The applicant was represented by Christopher Norman, Esq. He noted that a use variance was previously granted for the property located in the business zone to allow a residential dwelling, which is not otherwise a permitted use. The applicant was appearing for site plan approval in connection with the previously approved use.

Kevin Clifford, testified on his own behalf. The business is a car rental operation that has existed for over 40 years, operating nine locations, eight of which are in New Jersey. No vehicle maintenance or repair work will be performed on the premises; the location is strictly for rental transactions. Hours of operation are 8:30 a.m. to 4:30 p.m., Monday through Friday. The residential dwelling on the site is a three-bedroom, one-and-a-half-bath unit totaling approximately 928 square feet, and the applicant has no affiliation with the tenant residing in the dwelling.

Brian Cleary, Licensed Engineer, testified on behalf of the applicant. He presented Exhibit A-1, aerial photograph of the property, outlined with a dashed yellow line, showing the existing site conditions. The property is presently developed with an existing building surrounded by drive aisles and parking areas along Delsea Drive, with minimal existing landscaping. Residential properties are located to the north of the site. Exhibit A-2, rendered site plan illustrating the proposed improvements. The purpose of the project is to beautify the site and to maximize available on-site parking for the vehicle rental use. The circulation pattern around the building will remain the same. Parking areas are proposed around the perimeter and adjacent to the building. Additional green space is proposed between the building and Delsea Drive, as well as along the north and south sides of the property. The plan includes the installation of ADA-compliant parking spaces and improvements to bring the site into compliance with accessibility standards. Planning Report, item 6a, variance is requested from the required 25-foot front yard buffer. The site currently includes parking along the frontage, and the proposed plan increases that buffer to 20 feet. The full 25 feet cannot be achieved while maintaining site circulation around the existing building. Item 7, existing non-conformities. The existing building does not meet current setback requirements. The building will remain in its present location with no changes proposed. Item 10a, waiver for parking space width (9 feet provided vs. 9.5 feet require). Mr. Cleary testified that 9-foot-wide parking spaces, which the engineer stated are consistent with industry standards for vehicle rental and storage operations. Waiver for 10c, driveway width-minimum, two-way (18 feet provided vs. 24 feet required). Item 10d, waiver for driveway opening setback from extended property line, southerly property line and drive (0 feet provided vs. 5 feet required). Item 10e, waiver for distance between two-way driveways (16 feet provided vs. 40 feet required at the right-of-way line). Item 10f, waiver for lane width (9 feet provided vs. 12 feet required). Item 10g, waiver for street shade trees (4 trees provided vs. 6 trees required at 1 per 50 feet of frontage). He explained that this driveway will be low-volume and primarily used for bringing rental vehicles to the front of the building for customer pickup. He noted that due to the presence of multiple existing driveways and overhead electric lines along the frontage, the required number of street trees cannot be installed along Delsea Drive. The applicant agreed to provide compensatory tree plantings elsewhere on the site. Item c, waiver for sidewalks along the street frontage of the site. The plan also included the addition of bicycle parking and a front-end concrete curb along the main driveway. The existing asphalt curb along the driveway is in good condition and functions similarly to a full-depth concrete curb. The applicant requested that this be accepted in lieu of replacement. Regarding sidewalks, the engineer explained that there are no sidewalks in the surrounding area; therefore, none are proposed. The applicant will, however, provide irrigation for all proposed landscaping, satisfying item 11d, of the Planner's Report. Mr. Cleary indicated there were no issues with the Engineering Report comments.

Mr. Headley stated that he had no objections to the requested variances or waivers as previously discussed. He agreed that in an ideal situation, the southernmost driveway would be removed to improve circulation and reduce conflict points. Such an action would trigger NJDOT review and delay the project significantly, and maintaining the existing access was reasonable in this case. The applicant represented a substantial improvement to the existing site.

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 use variance.

Roll call:

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

Application granted.

R & A ASSOCIATES, 1874 E. Sherman Avenue, Block 6901, Lot 118, Zone A-5, use variance to allow a contractor's office, shop and storage/utility yard.

The applicant was represented by Scott Good, Esq. Mr. Good explained that the applicant is seeking a use variance and bulk variances for the property located at 1874 East Sherman Avenue, identified as Block 6901, Lot 118. The property is located within the A-5 Zoning District, where the proposed commercial use is not permitted. This application seeks to expand operations across the street from its existing facility at 1921 E. Sherman Avenue.

Robert Finnegan, R & A Associates, testified on his own behalf. Perna Finnegan is an underground utility contracting company that has operated in the City of Vineland for approximately 35 to 36 years. The business is currently located directly across the street from the subject property at 1921 East Sherman Avenue. He explained that the company has outgrown its existing facility and has been searching for a suitable property for approximately five years. The property at 1874 East Sherman Avenue provides the desired additional space and is conveniently located for the company's operations, with direct access to Route 55 for travel north and south.

Mr. Finnegan noted that the property is currently an open farm field, requiring no tree clearing. He emphasized that the relocation would allow the company to continue its existing operations without change in character or intensity, simply on a larger, better-organized site. He explained that the proposed site will not be open to the public and will not generate customer traffic. The property will be used for equipment storage, material staging, and a mechanic shop. He stated that the company currently has eight (8) office employees, three (3) mechanics, and approximately 60 to 70 union field employees who report directly to job sites rather than to the office. Regarding the company's future plans, Mr. Finnegan stated that the initial phase would involve development of a new maintenance and storage building on the property. The existing office across the street will remain in use initially. Depending on future growth, the company may relocate its office to the new site at a later date. In response to questions regarding lighting, Mr. Finnegan testified that the site will not be illuminated beyond what is necessary for security and safety. The company does not utilize extensive lighting, and any after-hours work is typically handled with equipment-mounted lights. He stated that site lighting details will be addressed at the time of site plan review. The company's typical hours of operation are 7:00 a.m. to 6:00 p.m., Monday through Friday, with occasional after-hours activity only in the event of emergencies or urgent equipment maintenance. Weekend operations are rare.

Teal Jefferis, Professional Engineer, testified on behalf of the applicant. He provided an overview of the existing site conditions, using an aerial exhibit for reference. The property is located at 1874 East Sherman Avenue,

identified as Block 6901, Lot 118 on the City of Vineland Tax Map. The site is approximately 14.79 acres in size and lies within the A-5 Agricultural Zoning District. The property currently contains a single-family dwelling, garage, shed, driveway, and is served by private well and septic system. The remainder of the parcel consists of cultivated farmland with wooded areas toward the northern boundary. Mr. Jefferis noted that the A-5 Zoning District permits several uses, including single-family dwellings, agricultural uses, public and governmental facilities, and small contractor's yards. The ordinance defines a small contractor's yard as having a maximum area of 5,000 square feet, a maximum building area of 1,500 square feet, and no more than four employees. As the applicant's proposed operation exceeds these parameters, a use variance is required. The applicant proposes to remove all existing improvements and construct a 15,000-square-foot, two-story building to house office space, shop area, and indoor storage. The building would be situated near the central-western portion of the property. A covered storage area is proposed behind the main building. Access will be provided by a driveway connection to Sherman Avenue, with parking situated in front of and around the building for employee and visitor use, as well as maneuvering areas for company vehicles and equipment. The rear portion of the site will serve as an outdoor storage area for equipment and construction materials, such as aggregates, fill dirt, stone, and utility structures (pipes, manholes, inlets, etc.), consistent with the testimony of Mr. Finnegan. The storage area will also include a trash enclosure and fuel storage tanks for on-site fueling of company equipment. Mr. Jefferis clarified that the fuel tanks are for private use only and not for retail sale or public fueling. In compliance with the City's parking requirements, the proposed use requires 22 parking spaces. The site design provides for 25 spaces, exceeding the minimum requirement. Additional on-site space could accommodate further parking if necessary. The site will continue to be served by private well and septic, consistent with the current conditions. The development will include stormwater management facilities to meet both State and City stormwater regulations. He addressed the landscaping and buffering requirements under Section 425-73(D), which mandates a 25-foot landscape buffer along side and rear yards adjacent to residential uses. The site is large enough to accommodate this requirement, and the design will preserve existing vegetation where feasible. Supplemental landscaping will be installed along the southeastern and northwestern property boundaries to screen the use from adjacent residences and agricultural areas. Regarding site lighting, he testified that it will be limited to safety and security lighting for the driveway and parking areas. All fixtures will be full cut-off, LED-style luminaires designed to minimize glare and light spillage onto neighboring properties. Detailed photometric and lighting plans will be submitted at the time of site plan review. He explained that within the A-5 Agricultural Zone, the maximum permitted lot coverage is 15%, a standard intended for residential and agricultural uses. The proposed development will result in approximately 47% impervious coverage, consisting of the building footprint, paved parking areas, driveways, and compacted stone areas within the storage yard. A variance is therefore required. Mr. Jefferis testified that, while the proposed coverage exceeds the 15% permitted in the A-5 Zone, it is consistent with coverage levels permitted in other City zones that allow industrial and public utility yard uses, which range between 50% and 90%, depending on the specific district. He stated that from a planning and engineering perspective, the requested deviation from the A-5 standard is reasonable and appropriate, given the nature of the use and the large size of the parcel. Mr. Jefferis explained that the increase in impervious coverage will be fully mitigated through the design and installation of comprehensive stormwater management systems. These facilities will be engineered in accordance with both NJDEP regulations and the City's stormwater control ordinance, ensuring no adverse off-site runoff or drainage impacts. He further testified that the overall layout of the site has been designed to be functional, efficient, and sensitive to surrounding properties, particularly the adjacent residential use to the east.

Lance Landgraf, Professional Planner, testified on behalf of the applicant. He testified that the proposed use functions similarly to a public utility or public works yard, which is consistent with the intent and character of such facilities and promotes the general health, safety, and welfare of the community. He stated that the application seeks two variances. D(1) Use Variance – for a contractor's yard not permitted in the A-5 Zone; and C(2) Bulk Variance – for impervious coverage exceeding 15%. Both variances could be evaluated under the same positive and negative criteria as they are related to the same planning purposes. He stated that the proposed location is directly across East Sherman Avenue from the applicant's existing site, which they have outgrown after more than 35 years of operation in Vineland. The proximity allows continuity of operations while improving site design, buffering, and stormwater control. The lot, nearly 15 acres in size, is sufficient to accommodate the

proposed development with appropriate buffers, stormwater basins, and circulation areas. He emphasized that modern DEP stormwater rules require multiple distributed basins, all of which can be accommodated on site. Mr. Landgraff testified that the project promotes several purposes of the Municipal Land Use Law (MLUL), including: Purpose A: Promoting the public health, safety, and general welfare; Purpose G: Providing sufficient space for commercial uses to meet community needs; and Purpose M: Encouraging coordination of public and private land development for efficient use of land. Regarding the negative criteria, Mr. Landgraff stated that the proposed use will not cause a substantial detriment to the public good nor impair the intent of the zoning plan. The proposed site provides larger buffers, improved design, and better stormwater control than the existing operation across the street. Lighting will meet safety requirements, and security lighting in the rear will be minimized during overnight hours to reduce off-site impact. The site is particularly well-suited for the proposed use and satisfies both the positive and negative criteria for granting the requested variances.

Mary Palace, 1956 East Sherman Avenue, member of the public, made comments regarding the application. She stated that she has lived across the street from the Parnas property for approximately 45 years. Ms. Palace described the applicants as “the best neighbors you could have” and expressed full support for the proposed project.

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.

Meeting adjourned at 8:18 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

