

ZONING BOARD OF ADJUSTMENT MEETING
February 18, 2026

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

Members present were:

Terry Andrus
Albert Fisher
Joseph Repice
Joseph Stefano
George LoBiondo

Members absent: Ryan Flaim, Rudolph Luisi, Andrew Groetsch, Eric Hernandez

Others Present were:

Michael Malinsky, Zoning Board Solicitor
Yasmin Perez, Zoning Board Secretary
Pat Finley, Zoning Officer
Ryan Headley, Zoning Board Engineer/Planner
Elizabeth Jambor, Assistant Planner

Mr. Malinsky went over revisions to the agenda.

The Chairman entertained a motion to approve the minutes from the January 21, 2026, meeting.

Roll call:

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

The Chairman entertained a motion to approve the resolutions from the January 21, 2026, meeting.

Roll call:

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

ELEUTERIO PROPERTIES, LLC, 1190 Rogers Avenue, Block 6303, Lot 36, Zones R-3, side yard setback of 4.82 feet whereas 15 is required and front yard setback of 15 feet whereas 35 feet required for the expansion of an existing single family dwelling.

Robert DeSanto, Esq., appeared on behalf of the applicant. Mr. DeSanto explained that the applicant proposes renovating an existing single-story home by adding a second story along with other improvements. All renovations will be completed within the existing footprint of the structure. The pre-existing single-family home is situated on the property and, according to the survey, is located between 4.82 and 4.88 feet from the westerly property line. The existing frontage is less than 15 feet and the side and front yard setbacks do not meet the requirements of the R-3 Zone.

Juan Huerta, applicant, testified on his own behalf. Mr. Huerta stated that he is the owner of the property and a member of Electoral Properties, LLC, along with his wife. He testified that he purchased the property in July 2025. Mr. Huerta explained that he intended to renovate the home so that his son and his son's wife, who recently had a child, could live there. He provided photographs of the existing home, which were marked as Exhibit A-1. He identified the photograph as depicting the current condition of the house. Mr. Huerta testified that the interior of the home is currently gutted and in poor condition, describing it as rundown. At the time of purchase, the home contained a small bathroom, a small kitchen, a very small dining room, and two small bedrooms. Mr. Huerta intends to add a second story that will include three bedrooms and two bathrooms. The first floor will contain a kitchen, dining room, bathroom, and an office for his son. Exhibit A-2, proposed interior layout sketch. In addition to the interior renovations, the exterior will be improved with new siding and new windows.

Mr. DeSanto explained that both the positive and negative criteria for the requested variance have been satisfied. He noted that the pre-existing conditions of the property support the variance request and that the renovation of the currently dilapidated structure will significantly improve the visual environment of the property. He further stated that the negative criteria are met because the use is permitted in the R-3 Zone and the proposed improvements will not negatively impact the zoning ordinance or the public good.

Mr. Finley explained that he had no objection to the application. He noted that the applicant is proposing a modest renovation that will improve the property. While the existing setbacks present a unique situation, the applicant is proposing to build upward rather than expand further into the setback area, and therefore the proposal will not worsen the existing condition.

Chairman made a motion to close the public hearing.

Roll call:

Terry Andrus: Yes

Albert Fisher: 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

Joseph Repice: Yes

Joseph Stefano: Yes

George LoBiondo: Yes

Application granted.

RORY & JENNIFER SENSEMAN, 1316 Riviera Boulevard, Block 5301, Lot 9, Zone R-4, side yard setback of 11.1 feet whereas 15 feet required for the construction of a kitchen addition to a single-family home.

Rory Senseman, applicant, testified on his own behalf. Mr. Senseman explained that he is seeking a side yard variance to construct a kitchen addition to the existing home. He noted that his professional planner, Stephen Hawk, was present to provide testimony regarding his application.

Mr. Hawk testified that the proposed addition represents a small intrusion into the required side yard setback. The addition measures approximately 3.9 feet in width and 16 feet in length, totaling approximately 62 square feet within the required side yard area. He explained that the addition is offset from the existing setback. The current

setback of the home is approximately 10.4 feet, and the proposed addition will be set back at approximately 11.1 feet, creating a slight offset that maintains the existing building line and preserves the aesthetic appearance of the home. The addition will not be visible from the front of the property due to its placement, and it would only be visible from an angle on the right side of the house. He described the home as attractive, with a brick façade on the lower portion and siding on the upper portion. He also noted that the house located to the north of the property, identified as Lot 8, is situated approximately 20 feet away. When combined with the existing setback of the subject property, this creates approximately 30 feet of separation between the homes, which is consistent with the total spacing intended by the zoning requirements when two homes each have 15-foot side yards. Mr. Hawk testified that the proposed addition would maintain the desirable visual environment and would continue to provide adequate light, air, and open space due to the spacing between the homes. He also confirmed that the addition would not violate the impervious coverage requirements, as the property will remain under the 30 percent maximum permitted coverage. Additionally, the proposal would provide a functional benefit to the home. The kitchen is currently located on the opposite side of the driveway. The proposed addition will include a side entrance, allowing easier access from the driveway into the kitchen area when arriving by car. Regarding the negative criteria, he noted that several nearby properties have nonconforming setbacks, including homes located at 1212, 1261, 1245, and 1413 Venezia Avenue. He stated that the variance would not impair the intent or purpose of the zone plan or zoning ordinance.

Chairman made a motion to close the public hearing.

Roll call:

Terry Andrus: Yes

Albert Fisher: Yes

Joseph Repice: Yes

Joseph Stefano: Yes

George LoBiondo: Yes

Mr. Fisher made a motion to approve the application.

Roll call:

Terry Andrus: Yes

Albert Fisher: Yes

Joseph Repice: Yes

Joseph Stefano: Yes

George LoBiondo: Yes

Application granted.

RESTEK CORPORATION, 510 N. West Boulevard, Block 2234, Lots 7 & 8, Zone R-P, use variance for an expansion of a manufacturing facility along with site improvements.

Michael Gruccio, Esq., appeared on behalf of the applicant. He explained that the application involves a request to expand the size of an existing building that houses a long-standing nonconforming manufacturing use. The site currently contains a manufacturing operation involving the fabrication of precision laboratory glassware. The application is for a use variance to allow an increase in the building size by approximately 8,700 square feet. He explained that the applicant has chosen to bifurcate the application.

According to the records reviewed, the earliest documented approval related to the glass manufacturing operation dates back to January 9, 1978. At that time, the Zoning Board adopted a resolution approving the construction of a loading platform associated with the facility, along with several ancillary site improvements.

The resolution specifically recognized the manufacturing operation as a valid pre-existing nonconforming use. The manufacturing use has continued without interruption since that time. As such, the use that was deemed a valid nonconforming use in 1978 continues to maintain today. The property was previously zoned I-4 Industrial, which time manufacturing was a permitted use. Over the years, zoning changes placed the property into a different zoning district where the use is no longer permitted, resulting in its current nonconforming status. There were subsequent applications approved in 1983 and again in 1998. He also explained that one of the structures on the property was originally a residential dwelling. In 1983, the Planning Board approved a minor site plan allowing the conversion of that residential structure into an office building to support the manufacturing operation. The proposed variance plan identified, sheet 3, illustrates the proposed building addition oriented toward Aaron Street, as well as improvements along frontage of Northwest Boulevard. The plan also proposes the demolition of the existing ancillary building. Sheet 2 depicts several additional structures currently located on the property that are also proposed to be demolished. He further explained that several benefits would result from the approval of the application. There will be a more organized and structured parking layout, the implementation of stormwater management in compliance with current New Jersey Department of Environmental Protection (NJDEP) regulations, and the removal of blacktop that currently extends along Northwest Boulevard and potentially into the public right-of-way. This removal will allow the City to install sidewalks along Northwest Boulevard and create a landscaped front buffer area adjacent to the roadway. These conditions will be achieved during the site plan. The proposed building addition is intended to reorganize and improve the existing interior layout of the facility. The expansion will allow certain components of the manufacturing operation to be relocated within the building to more appropriate areas. In addition, a larger portion of the facility will be devoted to employee amenities, including an improved lunch area for staff. The proposal does not contemplate any increase in the number of employees, nor does it involve any expansion or intensification of the existing manufacturing activities at the site.

Marianne Stepchinski, the facility's General Manager, was present and available to provide testimony if the Board required additional information regarding the current operations at the site.

Stephen Hawk, professional planner, appeared on behalf of the applicant. He remained under oath and was recognized to testify as the planning consultant for the applicant. He confirmed that he would address both the positive and negative criteria associated with the application. Mr. Hawk stated that he had previously visited the site with the applicant's attorney and observed the layout and operation of the facility. He noted that the operation is highly efficient and relatively quiet, and that the applicant has a clear vision for improving the facility through the proposed building expansion. Mr. Hawk explained that because the property contains a pre-existing nonconforming use, the application involves a D(2) variance to allow the expansion of that use. He noted that case law generally requires that when a nonconforming use is expanded, the proposal should include improvements that reduce the nonconformity or otherwise soften the impact of the expansion. Although the building size will nearly double in size with the addition of approximately 8,700 square feet, the expansion will not result in an increase in the intensity of the use. The purpose of the expansion is to improve the internal layout of the facility. He explained that the current work areas are crowded, the employee break and lunch areas are located directly adjacent to the production area, the training room is very small, and the applicant wishes to modernize restroom facilities and improve storage areas for both incoming materials and finished products. The expansion represents an investment in employee working conditions and operational efficiency rather than an expansion of manufacturing activity. Mr. Hawk also testified that several improvements to the exterior of the site will enhance both safety and aesthetics. The applicant has agreed to remove the existing perpendicular parking spaces located along the Northwest Boulevard frontage. Currently, vehicles parked in those spaces must back directly into the roadway, creating a potential safety concern. The removal of this pavement will allow for grass and landscaping, thereby improving the visual appearance of the frontage while also enhancing safety, purposes I and H. Additional pavement removal will occur along the corner of Northwest Boulevard and Aaron Street. He further explained that the proposed addition will replace the existing building that was formerly a residence and later converted into an office. The construction of the addition will eliminate two existing access points along Aaron Street, which may have developed informally over time. Additionally, the narrow drive aisle between the

existing building and the office structure, as well as another narrow lane to the west of the office building, will be eliminated. These areas currently present tight clearances and limited visibility. Under the proposed design, activity along Aaron Street will be significantly reduced. The only regular activity along that frontage will be the pickup of finished products by FedEx, which occurs approximately two to three times per day. Employee parking and daily traffic will instead be shifted to Northwest Boulevard, where a properly designed parking area with appropriate spacing and circulation aisles will be constructed. This change will improve traffic flow and reduce impacts on Aaron Street and the surrounding neighborhood. He noted that communities such as Vineland, Bridgeton, Millville, and Pittsgrove Township have a long history of glass production, particularly in the area of specialized scientific glassware. The South Jersey region continues to have a strong talent pool of skilled glassworkers, which is one of the reasons the company wishes to invest further in the Vineland facility. He described the work performed at the facility as highly specialized and artisan in nature. During his visit, he observed that the manufacturing process is quiet and meticulous, comparable in noise level to a jewelry store or nail salon. Employees shape small glass tubes into specialized components used in medical and scientific equipment. The finished products are typically shipped in small boxes, often no larger than approximately 12 by 12 inches, which are picked up by FedEx several times a day. Incoming deliveries are also limited, consisting primarily of cardboard packaging and small glass tubes delivered a few times per week. With respect to the positive criteria, the use is consistent with the long-standing character of the site and surrounding area. The property has hosted industrial uses for decades, including a prior auto body shop known as Fresno's Auto Body during the 1950s through the 1970s. The surrounding area also includes nonresidential uses, such as the nearby Veterans Memorial Home, which is located approximately 350 feet from the proposed parking area and separated by a roadway and a stormwater basin. The nearest single-family homes, located along Aaron Street and France Street, are approximately 160 feet from the proposed parking area and will be buffered with appropriate landscaping and screening during the future site plan phase. The proposal will not substantially impair the intent and purpose of the municipal zoning ordinance or the City's land use plan. He further testified that the project will not have a substantial negative impact on the public good or on surrounding residential properties.

Mr. Finley stated that the use is clearly a legitimate pre-existing legal nonconforming use that has operated for more than fifty years. He noted that the operation has functioned successfully and without detriment to the surrounding area.

Mr. Headley agreed and stated that historically the Boulevard has been an industrial corridor. The improvements that they are proposing during the site plan will overall improve the site.

Chairman made a motion to close the public hearing.

- Roll call:
- Terry Andrus: Yes
- Albert Fisher: 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
- Joseph Repice: Yes
- Joseph Stefano: Yes
- George LoBiondo: Yes

Application approved.

CCS DEVELOPMENT, LLC, 2112 S. Delsea Drive, Block 5601, Lots 75 & 76, extension request for resolution #2024-08.

Mr. LoBiondo stated that the application pertains to a major site plan for storage buildings that was approved in January 2024. The applicant is now requesting an extension. The Board had no questions or comments.

Chairman made a motion to close the public hearing.

Roll call:

Terry Andrus: Yes

Albert Fisher: Yes

Joseph Repice: Yes

Joseph Stefano: Yes

George LoBiondo: Yes

Mr. Stefano made a motion to the extension request.

Roll call:

Terry Andrus: Yes

Albert Fisher: Yes

Joseph Repice: Yes

Joseph Stefano: Yes

George LoBiondo: Yes

Extension approved.

Meeting adjourned at 7:46 PM

Roll call:

Terry Andrus: Yes

Albert Fisher: Yes

Andrew Groetsch: Yes

Eric Hernandez: Yes

Joseph Repice: Yes

Joseph Stefano: Yes

George LoBiondo: Yes

Yasmin Perez, Secretary

Zoning Board of Adjustment