

**DATE:** Wednesday, January 19, 2022      **VIRTUAL/IN PERSON**

**TIME:** 7:00 P. M. (Pre-Meeting) Council Caucus Room- 2<sup>nd</sup> Floor  
7:30 P. M. (Regular Meeting) Council Chambers – 2<sup>nd</sup> Floor

**PLACE:** City Hall, 640 E. Wood Street, Vineland, NJ 08360

## ZONING BOARD OF ADJUSTMENT AGENDA

1. Applicant: **JUAN Y SOTO**  
ADDRESS: 322 Rosewood Avenue  
Block 2221, Lot 25, Zone R-2  
Type of Variance: "C"  
Requesting: Legitimize a previously constructed addition to a single-family dwelling.
  
2. Applicant: **CHRISTINE RAMOS** **Matthew Robinson, Esq.**  
ADDRESS: 605 Bellair Avenue  
Block 4914, Lot 3, Zone R-3  
Type of Variance:  
Requesting: Certification of non-conforming use for two separate single-family dwelling units on one property.
  
3. Applicant: **JOSEPH MONZO** **Stephen Barse, Esq.**  
ADDRESS: 113 S. Fourth Street  
Block 3808, Lot 20, Zone R  
Type of Variance:  
Requesting: Certification of non-conforming use for a four unit family dwelling.
  
4. Applicant: **3192 NJGCCP, LLC** **Stephen Barse, Esq.**  
ADDRESS: 3120 & 2192 N.W. Blvd and Old Forest Road  
Block 703, Lots 2, 3 & 4, Zone A-5  
Type of Variance: "D"  
Requesting: Use variance to establish a cannabis cultivation and manufacturing facility.
  
5. Applicant: **MOHAMED MEKKAWY, ESQ. AND HANAN TAOUZARI**  
ADDRESS: 405 N. Main Road  
Block 3201, Lot 7, Zone IN-2  
Type of Variance: "D"  
Requesting: Use variance to establish use of a triplex
  
6. Applicant: **1303 ASSOCIATES, LLC** **Michael Fralinger, Esq.**  
ADDRESS: 3680-3700 N. Delsea Drive  
Block 303, Lot 29, Zone I-B  
Type of Variance: "D"  
Requesting: To allow a mixed use property which includes a single family residence and a commercial building.
  
7. Applicant: **BRENTWOOD PROFESSIONAL CONDOMINIUM ASSOCIATION**  
ADDRESS: 2466 E. Chestnut Avenue **Anthony Buonadonna, Esq.**

Block 4405, Lot 32, Zones B-2/R-4

Type of Variance: "D"

Requesting: To establish additional parking for professional office buildings in a split zone.

8. Applicant: **3119 CHAMMING COURT LLC**

**Douglas M Angoff, Esq.**

ADDRESS: 3119 Chamming Court

Block 603, Lot 18, Zone I-1

Requesting: One-year extension of existing preliminary/final major site plan approval.

## **PUBLIC COMMENT**