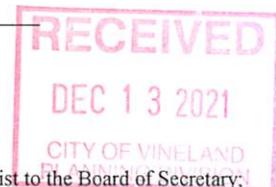


In The Matter of the Appeal of: } CITY OF VINELAND
Brentwood Professional Condominium } ZONING BOARD OF ADJUSTMENT
Association
2466 East Chestnut Avenue } PETITION & NOTICE OF HEARING
Vineland, NJ 08360
(856) 691-8441

To: CITY OF VINELAND ZONING BOARD OF ADJUSTMENT

This application concerns Block 4405, Lot 32 on the Tax Map of the City of Vineland, having street address of 2466 East Chestnut Avenue, Vineland, NJ 08360. The premises are owned by Brentwood Professional Condominium Association and consists of two office buildings. Technically the property is owned by the condominium unit owners Zeus Property Management, LLC, owner of Building 1 and 36% of the land, and Groundbreakers, LLC, owner of Building 2 and 64% of the land by virtue of deed recorded in the Cumberland County Clerk's Office, Book 4209, Page 9271.

- 2) The land has frontage on East Chestnut Avenue of 250 feet, and a depth of 30 feet.
- 3) A sketch, map or plot plan of the site has been filed with the Secretary of the Zoning Board of Adjustment, and is available for review on the Fourth Floor of City Hall, 640 East Wood Street, Vineland, NJ. The sketch, map or plot plan will demonstrate existing boundary lines, existing structures, and proposed changes or structures that the applicant requests approval of herein.
- 4) The land is situated in the B-2/R-4 zone(s), and the present use of the property is two professional office buildings. Building 1 is approximately 5,000 square feet, and Building 2 is approximately 9,000 square feet.
- 5) I desire to construct, modify, or establish the following on this property: On February 10, 2021, the Planning Board of the City of Vineland passed Resolution 6430 which granted the applicants request for a minor redivision which added a 15.643 sq. ft., portion of adjoining Lot 30 to the applicant's lot 32. The applicant seeks to utilize the acquired property to provide additional 12 parking spaces to accommodate the needs of the existing and future professional offices. The entire parking area is located within the B-2 Zone, but for a portion of the 6 foot wide sidewalk at the Northern edge of the parking area which extends approximately 4 feet into the R-4 Zone.
- 6) Applicant requests the Zoning Board of Adjustment to grant a variance pursuant to NJSA 40:55D-70, paragraph
 a; b; c; d or approval as related to a
 temporary use permit; subdivision approval;
 site plan approval; waiver of site plan requirements
 Other _____



DISTRIBUTION

14 COPIES OF Petition & Notice of Hearing (pages 1 thru 3) sketch, map or plot plan, along with property owners list to the Board of Secretary;
1 complete copy of the above to Frank DiDomenico, Esquire, 8 LaSalle Street, Vineland, NJ
1 copy of Petition & Notice of Hearing (pages 1 thru 3) ONLY, to EACH PERSON shown on property owners list, (plot plan optional)

Petition & Notice of Hearing

- 7) Set forth, in detail, including all facts which you wish to rely on at the hearing, why the Zoning Board of Adjustment should grant your application, (attach as many sheets as needed). This application may be decided on reasons herein stated in the event that one desires not to provide additional testimony on the application.

Applicant seeks a N.J.S.A. 40:55D-70(d) variance to allow the portion of the sidewalk on the northern portion of the parking area to be extended into the R-4 zone consistent with the subsection (2) of 40:50D-70(d) which addresses an expansion of a non-conforming use, which use is diminimas and a (c) variance for total impervious coverage. The existing impervious coverage is 55.6% with the additional land acquired by the applicant in the redivision, the total impervious coverage proposed is 50.6% verses 50% impervious permitted.

It is respectfully submitted that both the (d) variance permitting a portion of the sidewalk at the northern edge of the proposed parking area into the R-4 Zone and the (c) variance which will reduce the impervious coverage to 50.6% can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan and zoning ordinance.

Petition & Notice of Hearing

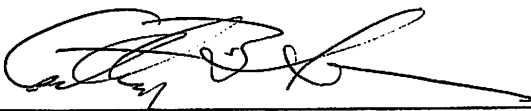
8) If the applicant is represented by an attorney, please note the name and address:

Anthony D. Buonadonna, Esquire
1138 East Chestnut Avenue, Suite 2A
Vineland, NJ 08360
(856) 691-8441

9) Set forth any previous applications to the Zoning Board of Adjustment, regarding this property, along with the nature of request, date of hearing, and results of same.

10) **TAKE NOTICE** that a hearing on this application will be conducted at the City of Vineland Council Chambers (Second Floor), 640 E. Wood St., Vineland, NJ, on January 19, 2022 , **7:30 P.M.**, at which time you may appear individually or by counsel and express your opinions either for or against this application.

12/8/21
DATE


APPLICANT or ATTORNEY

NOTICE TO APPLICANTS and ATTORNEYS

TIME FOR IMPLEMENTING APPROVAL: If you are granted an approval from the Zoning Board of Adjustment as a result of this application, you will be provided a period of one year from the date of approval to obtain permits, or to implement the approved use. Failure to do so will result in the termination and voiding of this approval, unless an applicant makes a written application to the Zoning Officer for an extension of time regarding this approval, prior to the expiration of the one year period. Such extension, if approved, may only be granted for an additional 6 months.

SITE PLAN APPROVAL can only be obtained if a complete site plan application has been submitted to the Planning Division (794-4101), along with the development application form, the correct number of plans, the appropriate fees, etc. If site plan approval is requested as a condition of a previous variance approval, then a separate Petition and Notice of Hearing and public notice will be required. If during an original hearing of any application, the applicant has requested site plan approval, but the plan has not been reviewed by the City staff, then the portion of the hearing concerning the site plan, may be continued to the next regular meeting date (with proper announcement and with Board approval during the meeting), without any further notice or application.

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Notify the following if checked

- | | | | |
|-------------------------------------|---|--------------------------|--|
| <input type="checkbox"/> | <i>Landis Sewerage Authority
1776 S Mill Rd
Vineland, NJ 08360</i> | <input type="checkbox"/> | <i>Property owners located within 200'
located in Buena Vista Twp, Atlantic
County</i> |
| <input type="checkbox"/> | <i>Consolidated Rail Corp.
Property Tax Dept.
PO Box 8499
Philadelphia, PA 19101</i> | <input type="checkbox"/> | <i>Property owners located within 200'
located in Franklin Twp, Gloucester
County</i> |
| <input type="checkbox"/> | <i>City Clerk
City of Vineland
640 E Wood St
Vineland, NJ 08360</i> | <input type="checkbox"/> | <i>Property owners located within 200'
located in Maurice River Twp</i> |
| <input type="checkbox"/> | <i>NJ Dept of Transportation
Commissioner of Transportation
1035 Parkway Ave
CN 600
Trenton, NJ 08625</i> | <input type="checkbox"/> | <i>Property owners located within 200'
located in Deerfield Twp</i> |
| <input checked="" type="checkbox"/> | <i>Atlantic City Electric
5100 Harding Highway,
Suite 399
Mays Landing, NJ 08330</i> | <input type="checkbox"/> | <i>Property owners located within 200' located in
Pittsgrove Twp, Salem County</i> |
| <input type="checkbox"/> | <i>Cumberland County Dept of Planning &
Development
Attn: Robert Brewer
164 W. Broad Street
Bridgeton, NJ 08302</i> | <input type="checkbox"/> | <i>Property owners located within 200'
located in City of Millville</i> |
| | | <input type="checkbox"/> | <i>Property owners located within 200' located in
Buena Boro, Atlantic County</i> |
| | | <input type="checkbox"/> | <i>Property owners located within 200' in
located in Newfield, Gloucester County</i> |

OWNER & ADDRESS REPORT

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VINELAND

BLOCK 4405 LOT 32

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
4405	30		15D	CHESTNUT ASSEMBLY OF GOD P O BOX 845 VINELAND, NJ 08362	2554 E CHESTNUT AVE	
4405	31		4A	SCHIAGO, STEPHEN J 2647 E CHESTNUT AVE VINELAND, NJ 08361	2486 E CHESTNUT AVE	
4405	33		1	MANDERS MERIGHI REALTY CO LLC 1138 E CHESTNUT AVE #4 VINELAND, NJ 08360	2426 E CHESTNUT AVE	
4405	34		2	CHEAYE, ALBERTHA 2400 E CHESTNUT AVE VINELAND NJ 08361	2400 E CHESTNUT AVE	
4405	3201	C1A	4A	ZEUS PROPERTY MANAGEMENT LLC 1500 TILTON RD NORTHFIELD, NJ 08225	2466 E CHESTNUT AVE	
4405	3202	C2B	4A	GROUNDBREAKERS REALTY COMPANY LLC 1138 E CHESTNUT AVE BLDG4 VINELAND NJ 08360	2466 E CHESTNUT AVE	
4405	3203	C2A	4A	GROUNDBREAKERS REALTY COMPANY LLC 1138 E CHESTNUT AVE BLDG4 VINELAND NJ 08360	2466 E CHESTNUT AVE	
4406	6		2	MCRAE, RICHARD T 2409 E CHESTNUT AVE VINELAND NJ 08361	2409 E CHESTNUT AVE	
4406	7		2	SWANSON, RUSSELL J 629 E WOOD ST STE 100 VINELAND NJ 08360	2431 E CHESTNUT AVE	
4406	8		2	VELEZ, TIFFANY MARIE 552 BRENTWOOD DR VINELAND NJ 08361	552 BRENTWOOD DR	
4410	2		2	JONES, TIFFANY N 2481 E CHESTNUT AVE VINELAND NJ 08361	2481 E CHESTNUT AVE	
4410	3		4A	2505 EAST CHESTNUT AVE LLC 1594 LAKEWOOD RD UNIT 14 TOMS RIVER, NJ 08755	2505 E CHESTNUT AVE	
4410	4		2	HAMMER RENTALS LLC 2581 E CHESTNUT AVE STE B VINELAND NJ 08361	2531 E CHESTNUT AVE	

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