

In The Matter of the Appeal of:

} CITY OF VINELAND

} ZONING BOARD OF ADJUSTMENT

Juan Y Soto

Name
322 Rosewood Ave

Address
Vineland NJ 08360

City/State/Zip
856 364-9773

Day Time Phone

} PETITION & NOTICE OF HEARING

To: CITY OF VINELAND ZONING BOARD OF ADJUSTMENT

This application concerns Block 2221, Lot(s) 25 Sheet 22 on the Tax Map of the City of Vineland, having a street address of: 322 Rosewood Ave

The premises are owned by Juan Y Soto

by virtue of deed recorded in the Cumberland County Clerk's Office,

Book 4213 Page 9628. The applicant's interest in the property if other than owner is

2) The land has frontage on Rosewood Ave of 50 feet, and a depth of 101.42 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 E. 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 R. 2 zone(s), and the present use of the land is Single Family home

Describe current use (i.e. vacant land, single family dwelling, professional office, retail store, etc.)

5) I desire to construct, modify, or establish the following on this property: legitimize previously constructed addition

Describe proposed change (i.e. bedroom addition, used vehicle sales, retail store, two-family dwelling, etc.)

6) I desire 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: _____

(Please check all that will apply to this application)

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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 Secretary and;
- 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 Page 2

- 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.

I recently purchased property on July 2021. After I purchased the property, it brought to my attention that previous owner constructed an addition to the property without the appropriate Approvals. I'm requesting a bulk "C" variance for side yard setback of 5.9 feet vs. 10 feet required to legitimize the previously constructed addition.

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

Name

Address

Phone

City/State/Zip

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.

* Do to the COVID-19 pandemic, the City will adhere to N.J.S.A. 40:55D-1 and conduct monthly meetings virtually and in person until further notice. If you wish to attend a meeting, please go to www.vinelandcity.org and choose "Planning/Zoning Virtual Meetings-All Attendees" for further instructions.

12-9-21
DATE

Jason G. Sato
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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- 1 copy of Petition & Notice of Hearing (pages 1 thru 3) ONLY, to EACH PERSON shown on property owners list, (plot plan optional)



Lisa A. Schossig
Tax Assessor Clerk
lschossig@vinelandcity.org
www.vinelandcity.org

640 E. Wood Street
PO Box 1508
Vineland, NJ 08360-1508
Phone: (856) 794-4000 x4034
Fax: (856) 405-4613

December 6, 2021

Juan Soto
207 Sugarman Avenue
Millville, NJ 08332

Block(s)/Lot(s): 2221/25
Address(s): 322 Rosewood Avenue
Owner(s): Juan Soto

To Whom It May Concern:

In compliance with the provisions of the Municipal Land Use Law, P.L. 1975 chapter 291, attached is a certified list of property owners of record within 200 feet radius of the above listed block and lot.

The list of properties is deemed accurate as reflected on the City of Vineland tax map on the above date.

Very truly yours,

Lisa A. Schossig
Tax Assessor clerk
City of Vineland



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 2221 LOT 25

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
2221	7		2	BELTRAN, EDGARDO 317 W OXFORD ST VINELAND NJ 08360	317 W OXFORD ST	
2221	8		2	MURPHY, THEODORE FRANKLIN JR 321 W OXFORD ST VINELAND, NJ 08360	321 W OXFORD ST	L/E RODDIE L MURPHY
2221	9		2	PALMER, ANGELIQUE & RADCLIFFE 323 W OXFORD ST VINELAND NJ 08360	323 W OXFORD ST	
2221	10		2	HOLMES, GREGORY T 401 W OXFORD ST VINELAND, NJ 08360	401 W OXFORD ST	
2221	11		2	VAZQUEZ, NATHAN 405 W OXFORD ST VINELAND, NJ 08360	405 W OXFORD ST	
2221	12		2	GALINDO-APOLINAR, ARTURO 407 W OXFORD ST VINELAND NJ 08360	407 W OXFORD ST	
2221	21		2	MARTINEZ, BERNARDO & CORREA, LINDA 408 ROSEWOOD AVE VINELAND NJ 08360	408 ROSEWOOD AVE	
2221	22		2	EXCIA, MARIANO & MILAGROS COLON 406 ROSEWOOD AVE VINELAND, NJ 08360	406 ROSEWOOD AVE	
2221	23		2	PRATTS, DANIEL 404 ROSEWOOD AVE VINELAND, NJ 08360	404 ROSEWOOD AVE	
2221	24		2	MEDINA, GISELA 402 ROSEWOOD AVE VINELAND, NJ 08360	402 ROSEWOOD AVE	
2221	26		2	DIAZ, MICHELLE 24 CEDAR ST BRIDGETON, NJ 08302	318 ROSEWOOD AVE	
2221	27		2	MEDINA, DIANA 316 ROSEWOOD AVE VINELAND, NJ 08360	316 ROSEWOOD AVE	
2221	28		4A	SHELESTUN, VIKTOR 1298 FELA DR VINELAND NJ 08361	314 ROSEWOOD AVE	
2221	29		2	DE JESUS, NEFTALI & ANGELICA 312 ROSEWOOD AVE VINELAND, NJ 08360	312 ROSEWOOD AVE	
2222	4		2	GONZALEZ, ROCHELLE L 311 ROSEWOOD AVE VINELAND, NJ 08360	311 ROSEWOOD AVE	
2222	5		2	PEREZ, BERTHA ALAVEZ 315 ROSEWOOD AVE VINELAND NJ 08360	315 ROSEWOOD AVE	
2222	6		2	CARDONA, JOSEFINA 319 ROSEWOOD AVE VINELAND, NJ 08360	319 ROSEWOOD AVE	
2222	7		2	GOMEZ, ARMANDO JR & APRIL 321 ROSEWOOD AVE VINELAND, NJ 08360	321 ROSEWOOD AVE	
2222	8		2	SANCHEZ, JAVIER 323 ROSEWOOD AVE VINELAND, NJ 08360	323 ROSEWOOD AVE	

OWNER & ADDRESS REPORT

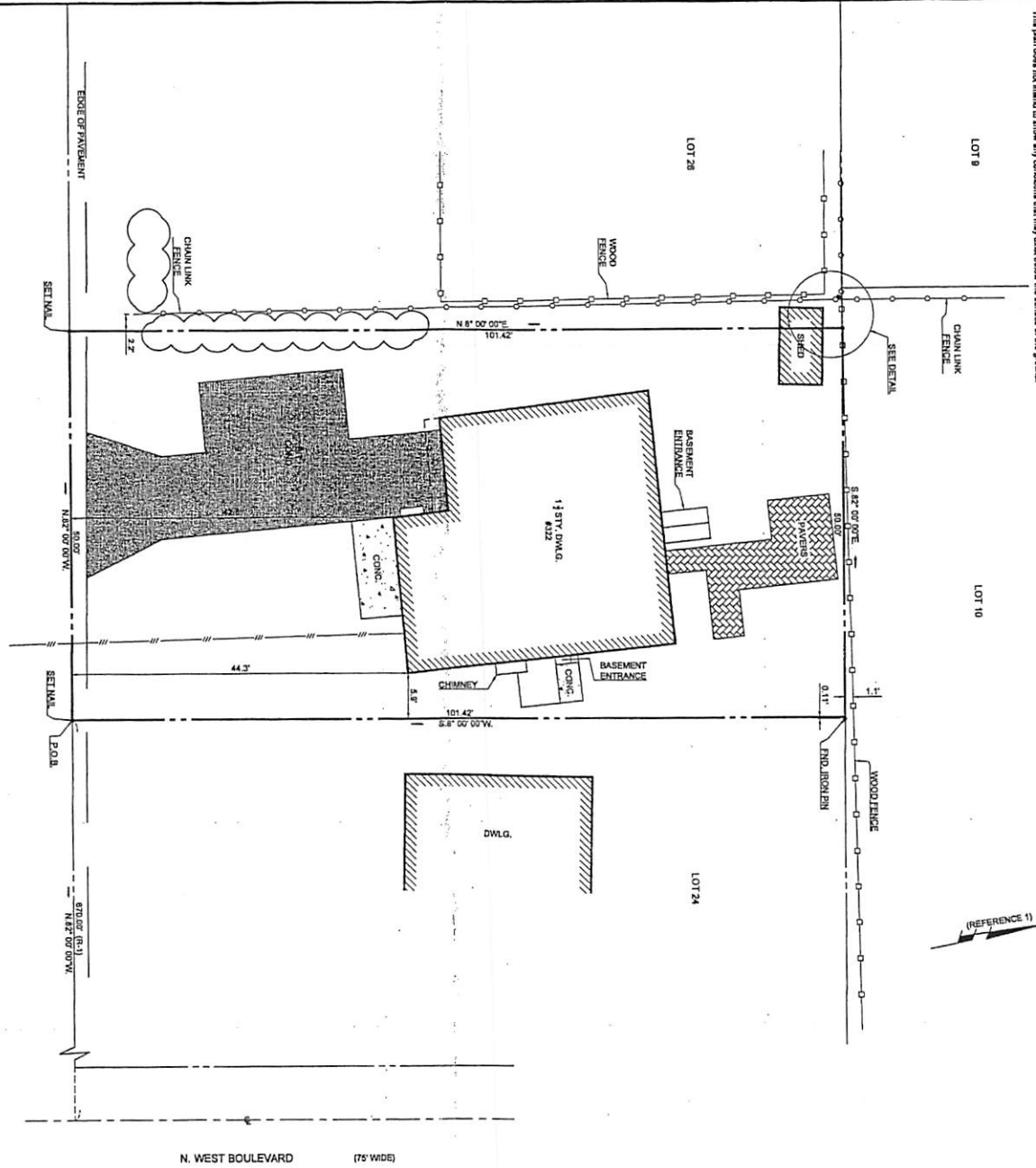
VINELAND

BLOCK 2221 LOT 25

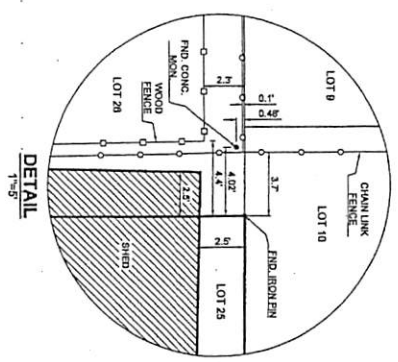
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BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
2222	9		2	ARCE, RUBEN 403 ROSEWOOD AVE VINELAND, NJ 08360	403 ROSEWOOD AVE	
2222	10		2	FISCHER, JOHN DENNIS PO BOX 769 VINELAND, NJ 08362	405 ROSEWOOD AVE	
2222	11		2	CLARK, JACQUELINE 409 ROSEWOOD AVE VINELAND, NJ 08360	409 ROSEWOOD AVE	
2222	19		2	MUNDEN, JAMES JR 404 MT VERNON AVE VINELAND, NJ 08360	404 MT VERNON AVE	
2222	20		2	BEHRENS, HARRY D & VALERIE 256 LINCOLN AVE VINELAND NJ 08360	402 MT VERNON AVE	
2222	21		2	LABOY, FELIPE 44 PARVINS MILL RD BRIDGETON, NJ 08302	322 MT VERNON AVE	
2222	22		2	RUIZ, FRANKIE 320 MT VERNON AVE VINELAND, NJ 08360	320 MT VERNON AVE	
2222	23		2	SOTO, DAVID 19 ELMWOOD AVE APT A VINELAND NJ 08360	318 MT VERNON AVE	

The survey was produced without benefit of a report of title and is subject to what an accurate report of title may reveal with regard to ownership, easements and/or restrictions.
 Fishhawk Wetlands as defined by The New Jersey Fishhawk Wetlands Protection Act (N.J.S.A. 13:31b-3) if existing are not delineated on this survey.
 This plan does not intend to show any conditions that may exist below the surface of the ground.



(REFERENCE 1)



- NOTES:
1. Shading designated as Lot 24, Block 2221 as shown on the Fishhawk Wetlands Protection Act map of Cumberland County, N.J.
 2. Area of field 5,071.00 square feet more or less.

- REFERENCES:
1. Deed book 04189, page 5748. (Lot 26).
 2. Deed book 04189, page 5749. (Lot 26).
 3. Deed between E.R. Thomas, Inc. and Gloria Candace and Paul C. Candace, dated 8/1/00 (Lot 16).
 4. Deed between E.R. Thomas, Inc. and Joan D. Walker and James R. Walker, dated 8/1/00 (Lot 24).
 5. Deed between E.R. Thomas, Inc. and (Amelia Alvarez), dated 12/20/04 (Lot 20).
 6. Deed book 3208, page 3548. (Lot 21).
 7. Deed book 3208, page 3548. (Lot 22).
 8. Deed book 3208, page 3548. (Lot 23).
 9. Deed between Richard Ortiz and Nancy Rodriguez Ortiz and Gloria Rodriguez Ortiz, dated 12/20/04 (Lot 24).
 10. Deed book 04154, page 0029. (Lot 26).

Issued To: Luis Perez-Ramirez

any person of the righting person and other party to be aware.

In consideration of the fee paid for making this survey, I hereby declare to be accurate (except such statements, if any, that may be located below the surface of the land or on the surface of the land and not visible) as an instrument for any matter of law to have the full effect and produce the same.

This Declaration is made only to the above named parties for purchase and/or mortgage of real estate conveyed property by recording that and intended to use of surveyor, architect, real estate or property, or to any other person not listed in verification either directly or indirectly.

REVISION	DATE	DESCRIPTION

Johnson
 DESIGN ASSOCIATES, INC.
 ENGINEERING & SURVEYING & SOIL TESTING
 772 WOOD STREET, VINELAND, NJ 08360 (856) 691-9020 FAX: (856) 691-2944
 WWW.JDAENGINEERING.COM

PLAN OF SURVEY
LOT 25, BLOCK 2221
 SITUATED IN
CITY OF VINELAND
CUMBERLAND COUNTY, N.J.

CHARLES R. DEWEES, JR.
 N.J. PROFESSIONAL LAND SURVEYOR LICENSE NO. 1406
 1/9 DEC 1, 2020

SCALE: 1" = 10'	DRAWN: W.M.II	DRAWING NUMBER: 20-280-S	SHEET: 1 OF 1
DATE: 8/31/2020	CHECKED:		

ROSEWOOD AVENUE (21' WIDE, TAX MAP) (21' WIDE, P.L.)

N. WEST BOULEVARD (75' WIDE)