

**DATE:** Wednesday, June 19, 2024

**TIME:** 7:00 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**

- **AGENDA REVIEW**

- **PUBLIC HEARING**

1. Applicant: **ED FENTZLAFF**  
ADDRESS: 3040 Union Road  
Block 7409, Lot 8, Zone W-6  
Type of Variance: "C"  
Requesting: Construction of an oversized garage.
2. Applicant: **MARCIAL RAMOS**  
ADDRESS: 1786 Washington Avenue  
Block 4302, Lot 31, Zone R-3  
Type of Variance: "C"  
Requesting: Construction of an addition to an existing single-family dwelling.
3. Applicant: **OAK COMMERCIAL**  
ADDRESS: Vine Road  
Block 1910, Lot 7, Zone I-2  
Type of Variance:  
Requesting: Certification of non-conforming use for a five-unit family dwelling.
4. Applicant: **VICTORIANO RIVERA JR.**  
ADDRESS: 614 E. Pear Street  
Block 3008, Lot 19, Zone R  
Type of Variance:  
Requesting: Certification of non-conforming use for a three-unit family dwelling.
5. Applicant: **WISMOND F. BRISSET ESTATE**  
ADDRESS: 226 W. Elmer Street  
Block 3802, Lot 17, Zone R  
Type of Variance:  
Requesting: Certification of non-conforming use for a two-unit family dwelling.
6. Applicant: **MARPED PROPERTY HOLDONGS, LLC**  
ADDRESS: 1071 E. Landis Avenue  
Block 4206, Lot 3, Zone R-P  
Type of Variance: "D"  
Requesting: Use variance to continue a real estate investment management office with waiver of site plan requirements.
7. Applicant: **NORTH CYPRESS RENTALS, LLC**  
ADDRESS: 1010 E. Landis Avenue  
Block 3118, Lot 19, Zone R-P  
Type of Variance: "D"  
Requesting: Use variance and waiver of site plan requirements to establish a mixed-use property containing certain B-1 business uses.

8. Applicant: **ROTH 3880 REALTY, LLC**  
ADDRESS: 3880 S. Delsea Drive  
Block 7007, Lot 10.2, Zone B-4  
Type of Variance: "D"  
Requesting: Height variance along with minor subdivision and preliminary/final major site plan approval to construct a 4-story hotel.

**PUBLIC COMMENT**