

In The Matter of the Appeal of:

} CITY OF VINELAND
} ZONING BOARD OF ADJUSTMENT

Rock Towing LLC

Name
569 N. EAST AVE

Address
VINELAND, NJ 08300

City/State/Zip
856-305-3487

Day Time Phone

} PETITION & NOTICE OF HEARING

To: CITY OF VINELAND ZONING BOARD OF ADJUSTMENT

This application concerns Block 6103, Lot(s) 21 Sheet 01 on the Tax Map of the City of Vineland, having a street address of: 2490 S. W BLVD

The premises are owned by SE BLVD PROPERTIES LLC

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

Book _____ Page _____. The applicant's interest in the property if other than owner is CONTRACT TO PURCHASE

2) The land has frontage on S. W BLVD of 185 feet, and a depth of 574 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 F3 zone(s), and the present use of the land is VACANT

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:

AUTOMOTIVE REPAIR SHOP / TOWING LOT

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: _____

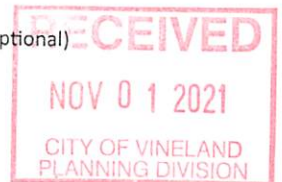
(Please check all that will apply to this application)

Page 1

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



Rock Towing LLC
569 N. East Ave.
Vineland, NJ 08360
(856)305-3487
Email: Rocktowing@gmail.com

October 28, 2021


Attn: City of Vineland Board Members,

At this time I am writing this letter and submitting a completed application for a use variance only regarding the property located at 2490 S. West Blvd. Vineland, NJ 08360. I am seeking use variance approval for a small automotive repair shop with a towing lot attached. A site plan application will be made at a later date. I have worked within the automotive repair industry for the past 30 years. Within the last 10 years, my wife and I have also built and ran a successful light duty towing company, Rock Towing LLC. As mentioned above, my plans for the property located at 2490 S. West Blvd, are to build an automotive repair shop with a towing lot attached. The automotive repair shop will be approximately 3500 square feet with a small front office attached for clerical duties. The towing lot will serve to store vehicles that Rock Towing LLC obtains through the city of Vineland police rotation as well as the city of Millville police rotation. We do not tow or store heavy-duty trucks, buses, and/or equipment. Rock Towing LLC averages about 15-20 vehicles on every rotation which happens every 6th week in Vineland and every 5th week in Millville. Most of the time these vehicles are removed by the registered owner or by an insurance company within days of the initial storage. For the few vehicles that are occasionally left abandoned, we outsource a title recovery company to file the legal paperwork and obtain titles which in turn allows us to dispose of those vehicles legally and properly.

To be clear our tow lot will never be a junkyard. We will be sure to create a paved clean area where all towed vehicles will be stored until they are released or disposed of legally and properly. Privacy fencing will be installed, proper lighting, proper signage, and video surveillance will be installed on the property. Shrubbery will be added to gain curb appeal and act as buffers. We are currently in the process of purchasing the neighboring property, 2460 S. West Blvd., and rehabbing that home and property as well. My parents will reside there. Our normal business hours of operation are 8:00 am to 6:00 pm Monday through Friday, and 8:00 am to 12:00 pm on Saturdays. We are closed on Sundays. This property is located within a practical location and zone (I-3) that will allow me to effectively operate my small business as many other neighboring businesses have. Some of those neighboring businesses (within a 500 feet radius of 2490 S. West Blvd) include PJ Gillespie Precast Concrete, which manufactures septic tanks, R.E. Pierson Materials, which specialize in concrete mixing, Eastern Lift Truck Co., which specialize in light to heavy-duty forklift sales and repairs, and "D" Electric Motors Inc., which specialize in electric motor repairs. A variance approval for an automotive repair shop with a tow lot attached will be an asset to this location. I am hopeful for this approval and look forward to providing a

great level of automotive expertise and skill that the community and city of Vineland can count on for many years to come.

Thank you all for your time,

Rock Towing LLC
Gamaliel Cruz
Venus Cruz 

October 29, 2021

My name is Joe Mufalli owner of S.J. Glass & Door and S.E. Blvd. Properties. I am writing this referral for Gami and Venus Cruz, owners of Rock Towing LLC. Gami handles repairs on my fleet vehicles and Venus has been my fleet manager for over one year. I have found both of them to be very professional, honest, and family-oriented individuals. Gami has been extremely dedicated to the maintaining of our fleet, resulting in very little downtime while Venus has been instrumental in keeping all of our trucks compliant with all State and D.O.T regulations, which is a monumental task. Venus has been the best fleet manager we have had. Gami is not employed by S.J. Glass & Door but sees to it our fleet is kept in top operational order. I am selling them the property that they are seeking to build their auto repair shop and light towing facility. Originally, I purchased the property to build a warehouse for SJ Glass & Door when we were located at Sherman Ave. & Blvd, but since we purchased the property and built our new building at Butler Ave. and the Blvd, we no longer need it. I am sure Rock Towing LLC, Gami, and Venus will keep a well-maintained and eye-appealing facility if they are permitted their use variance. I would welcome them as neighbors, as one of our South Vineland businesses.

-JCM

Vanessa Bernal

569 N East Ave
Vineland, NJ 08360

October 31 2021

To whom it may concern,

I am writing to recognize that as the current resident neighboring Rock Towing in Vineland, NJ I have never had any issues regarding loud noises, traffic, or anything of the sort. On the contrary, they have always given a helping hand.

The Rock Towing staff has always been very professional and we've never had any problems neighboring them.

Thank you for your time.

Sincerely,

Vanessa Bernal

Current Resident

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

TERANCE J. BENNETT

Name

3431 RT 47 POB 520

Address

856-506-8102

Phone

PORT ELIZABETH, NJ 08348

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.


N/A

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 12/15/21, 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 virtually, please go to www.vinelandcity.org and choose "Planning/Zoning Virtual Meetings-All Attendees" for further instructions.

10/27/21

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.

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)



CITY OF
VINELAND
WHERE IT'S ALWAYS GROWING SEASON

Michele Giglio
Tax Assessors Office
mgiglio@vinelandcity.org
www.vinelandcity.org

640 E. Wood Street
PO Box 1508
Vineland, NJ 08360-1508
Phone: (856) 794-4000
Ext 4033
Fax: (856) 405-4613

October 19, 2021

Gamaliel Cruz
1112 Holmes Avenue
Vineland, N.J. 08361

Block(s)/Lot(s): 6103/21
Address(s): 2490 S. West Blvd.
Owner(s): SE Blvd. Properties, LLC

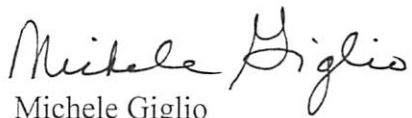
To Whom It May Concern:

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(s) and lot(s).

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

If you have any questions, please feel free to contact our office.

Sincerely,


Michele Giglio
Clerk 4

MG:mg



Special arrangements for persons with disabilities may be made if requested in advance by contacting the Business Administrator's office at 856-794-4000.

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 checked="" 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 checked="" 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

VINELAND

10/19/21 Page 1

PROPERTY OWNERS LIST FOR BLOCK 6103; LOT 21

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
6103	11		2	RUIZ, JAMIE SANTIAGO & CECILIA A 145 W GRANT AVE VINELAND NJ 08360	145 W GRANT AVE ✓	
6103	12		2	SCHUREMAN, RUSSELL & PHYLLIS 127 E GRANT AVE VINELAND, NJ 08360	127 W GRANT AVE ✓	
6103	19		2	GWINN, WILLIAM 2450 S WEST BLVD VINELAND NJ 08360	2450 S WEST BLVD ✓	
6103	20		2	SE BOULEVARD PROPERTIES LLC 2293 GREENWILLOWS DR VINELAND NJ 08361	2460 S WEST BLVD ✓	
6103	22		2	NIEVES, ANTONIO 2512 S WEST BLVD VINELAND, NJ 08360	2512 S WEST BLVD ✓	
6103	23		2	ERVIN, WILLIAM F 2526 S WEST BLVD VINELAND, NJ 08360	2526 S WEST BLVD ✓	
6103	24		2	BAKER, JEFFREY L 2550 S WEST BLVD VINELAND NJ 08360	2550 S WEST BLVD ✓	
6103	39		4B	P J GILLESPIE, INC 2565 BRUNETTA DR VINELAND, NJ 08360	2565 BRUNETTA DR ✓	
6103	40		4B	PJG REALTY LLC 2565 S BRUNETTA DR VINELAND NJ 08360	2547 BRUNETTA DR ✓	
6108	1		5A	CONRAIL 3 COMMERCIAL PL BOX 209 NORFOLK, VA 23510	RR S WEST BLVD ✓	
6701	78		3B	TARABBIO, CARL JR 299 CINDY DR VINELAND, NJ 08360	2505 S EAST BLVD ✓	
6701	79		2	OLSEN, ROBERT A 2487 S EAST BLVD VINELAND, NJ 08360	2487 S EAST BLVD ✓	
6701	80		2	ROBERT A OLSEN REALTY LLC 2487 SO EAST BLVD VINELAND NJ 08360	2477 S EAST BLVD ✓	

DISCLOSURE STATEMENT PURSUANT TO L. 1977, C-336

NAME OF DEVELOPMENT APPLICATION ROCK TOWING LLC

- A. Is this application to subdivide a parcel or parcels of land into six or more lots?
 YES _____ NO
- B. Is this application for a variance to construct a multiple dwelling of 25 or more family units?
 YES _____ NO
- C. Is this application for approval of a site or sites to be used for commercial purposes?
 YES NO _____

IF ANY OF THE ABOVE ANSWERS WERE YES, PROCEED TO D.

D. Is the applicant a corporation or partnership?
 YES NO _____

If Yes:

1. List the names and addresses of all stockholders or individual partners owning at least 10% of its stock of any class or at least 10% of the interest in the partnership, as the case may be. (Use extra sheets if necessary).

GAMALIEL CRUZ 1112 HOLMES AVE VINELAND, NJ 08261

2. Does a corporation or partnership own 10% or more of the stock of this corporation or partnership?
 YES _____ NO

If Yes:

List the names and addresses of the stockholders of that corporation holding 10% or more of the stock or of 10% or greater interest in that partnership, as the case may be. This requirement is to be followed by every corporate stockholder or partner in a partnership, until the names and addresses of the noncorporate stockholders and individual partners exceeding 10% ownership criterion established in L. 1977, C. 336 have been listed. (Use extra sheets if necessary).

DATE: 10/25/21

APPLICANT SIGNATURE [Signature]
 Print name GAMALIEL CRUZ