



Report to: Zoning Board of Adjustment
From: Ryan Headley, Board Planner & Engineer
Re: Applications for December 20, 2023
Date: December 14, 2023

1. **LWM Predevelopment, LLC** – Please see attached Planning and Engineering reports for the site plan application.
2. **Ming Rong Zhang** – The Applicant has requested a certification of pre-existing non-conforming use to allow a two-family (duplex) dwelling. The subject property, which is approximately 8,350 square feet (0.19 acres), is located in the R-2 Residential Zone. The R-2 Residential Zone does allow two-family residential uses. However, the subject property does meet the current bulk standards for a two-family dwelling.
3. **Frank Ferreri, Jr.** – The Applicant has requested a “D” use variance for the permit the colocation of certain uses permitted in the I-2 (Industrial Zone), with an existing painting contractor’s yard and existing single-family home. The Applicant also requests a waiver of site plan requirement for the project. The Applicant previously received use variance and site plan approval for the mixed use property including the painting contractor’s yard and single family home. The subject property is located in the I-2 Zone and is 174,398 square feet (4.00 acres). The site is currently in compliance with its previous site plan approval.
4. **Eric Robertson** – The Applicant has requested a bulk “C” variance for the construction of an oversized garage as an accessory structure to an existing single-family dwelling. The Applicant proposes a 1,500 square foot (30’x50’) pole barn whereas a 1,000 square foot accessory garage is permitted. The subject property, which is approximately 0.74 acres, is located in the R-5 Residential Zone.
5. **CCS Development LLC** – Please see attached Planning and Engineering reports for the site plan application.
6. **The Self Storage Spot, LLC** – The Applicant has requested an extension of a previously granted use variance for a commercial facility which includes five self-storage buildings. The extension request has been requested due a delay by the New Jersey Department of Environmental Protection (NJDEP) in issuing permits and wetlands interpretations in a timely manner.,

Cc: Patrick Finley, Zoning Officer
Yasmin Ricketts, Secretary
Nathan Van Embden, Solicitor
David Maillet, City Engineer