



Report to: Zoning Board of Adjustment
From: Ryan Headley, Board Planner & Engineer
Re: Applications for August 16, 2023 Meeting
Date: August 10, 2023

1. **VCC 49 South Orchard Road, LLC** – The Applicant requests a “D” use variance for the construction of a forty-eight (48) unit multi-family apartment community. The subject property is located in the B-4 Business Zone, which does not allow multi-family housing. The subject property is approximately 3.04 acres and is currently vacant. Surrounding land uses consist of both residential and business development.

The Planning Division has significant concerns with the proposed development, specifically with respect to density, setbacks, and buffering. For the purposes of comparison, Planning division will utilize the recently approved Residential Townhouse (RT) overlay zone which is the closest comparable use. Please note that garden-style apartments are not an allowable use within the City of Vineland and the Residential Townhouse overlay only allows townhouse development. Below is a list of significant exceeded bulk standards when compared to the RT overlay zone:

- Minimum Tract Size – 3.04 acres proposed vs. 20 acres required
- Density – 16 units/acre proposed vs. 6 units/acre allowed
- Distance of Dwelling to Tract Perimeter – 26 feet proposed vs. 60 feet required.
- Buffer from a Residential Use or Dwelling – 10 feet proposed vs. 25 feet required
- Open Space Requirement – Minimum 30% Required

The combination of all the above variations show that the proposed development vastly exceeds the standards of even our densest allowable residential development. It is the opinion of the Planning Division that this proposed project does have an impact on the Master Plan and does not meet the positive and negative criteria needed for a “D” use variance based on the information submitted.

2. **Creekview Development Company, LLC** – Please see attached Planning and Engineering reports.

3. **LHA Properties, LLC** – 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 12,850.20 square feet (0.30 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 not meet the current bulk standards for a two-family dwelling.

4. **Petru Grate** – The Applicant has requested bulk “C” variances for the construction of a single-family home on a vacant lot. The subject property, which is approximately 172,269 square feet (3.95 acres), is located in the W-5 Woodlands Zone. The W-5 Zone does allow for single family homes. However, the existing lot is undersized based on the current standards. The Applicant has requested the following “C” variance:

- Front Yard Setback (35 feet proposed vs. 50 feet required).

Additionally, the applicant proposes a “D” height variance of 35 feet proposed vs. 30 feet required. The Applicant should provide additional clarification on the calculation of the building height to ensure accuracy.

The subject property is encumbered by wetlands and wetlands buffer at the rear of the site.

5. **SJ Glass and Door** – Please see attached Planning and Engineering reports.

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