



Report to: Zoning Board of Adjustment
From: Ryan Headley, Board Planner & Engineer
Re: Applications for October 10, 2024 Meeting
Date: October 16, 2024

1. **Vineland Preservation, LLC** – The Applicant has requested a “D” use variance for the expansion of existing non-conforming use. The subject property is currently an affordable housing development consisting of seventy-six (76) total apartment units. The proposed expansion includes the construction of a 392 square foot laundry building, an 808 square foot new maintenance building and various ADA upgrades throughout the site. The property consists of 7.79 acres and is located in the R-3 Residential Zone. The R-3 Zone does not allow apartment buildings. If the Board is so inclined to grant approval for this application, a site plan will be required to ensure appropriate site plan improvements are proposed.
2. **AREC 27, LLC/U-HAUL** – Please see the attached Planning Report.
3. **Morgan Gabbert** – The Applicant has requested the following bulk “C” variances to establish a farm use on a lot with an existing single family home:
 - Lot area, (114,096 square feet proposed vs. 250,000 square feet required).
 - Lot frontage, Mays Landing Road (327.89 feet proposed vs. 330 feet required).
 - Front Yard Setback, Snyder Avenue (57.52 feet proposed vs. 60 feet required).

The subject property is located in the W-6 Woodlands Zone. The W-6 Woodlands Zone does allow agricultural and single-family uses.

Cc: Patrick Finley, Zoning Officer
Yasmin Ricketts, Secretary
Michael Malinsky, Solicitor
David Maillet, City Engineer