



Report to: Zoning Board of Adjustment  
From: Ryan Headley, Board Planner & Engineer  
Re: Applications for August 21, 2024  
Date: August 15, 2024

1. **Jose M. Lopez and Natalie R. Lopez** – The Applicant has requested a bulk “C” variance for a proposed side yard setback of 12 feet whereas 35 feet is required. The Applicant proposes to construct a 338 square foot (13 foot by 26 foot) addition to an existing single family home. The subject property is approximately 10,734 square feet (0.24 acres) and is located in the R-5 Residential Zone.
2. **Yvette Kennedy** – The Applicant has requested bulk “C” variances to convert an existing professional office/apartment into a two-family dwelling (duplex). The Applicant requests the following variances:
  - Lot Area – 9,100 square feet proposed vs. 22,500 square feet required;
  - Lot Frontage – 65 and 140 feet proposed vs. 150 feet required;
  - Lot Width – 65 and 140 feet proposed vs. 150 feet required;
  - Front Yard Setback – 17.5 and 17.2 feet proposed vs. 30 feet required;
  - Side Yard Setback – 9.4 feet proposed vs. 10 feet required.

The subject property is approximately 9,100 square feet (0.21 acres) and is located in the R-P – Residential Professional Zone. The R-P Zone does allow two-family dwellings.

3. **Miller Auto Leasing** – The Applicant has requested a “D” use variance to establish a truck maintenance and repair facility to an existing developed property. The subject property was previously used as office/warehouse space for commercial restaurant equipment and sales and freight truck and automobile repairs and maintenance. The property is approximately 71,719 square feet (1.65 acres) and is located in the B-3 Business Zone. The B-3 Zone does not allow truck repair and maintenance. 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.
4. **Peter A. Lubyonne** – The Applicant has requested a “D” use variance to replace a single family dwelling that was previously damaged by fire with a modular one-story handicap accessible home. The subject property is approximately 43,073 square feet (0.99 acres)

and is located in the B-2 Business Zone. The B-2 Business Zone does not allow single family homes. The surrounding land uses include residential, agricultural, business and industrial uses.

5. **Garden State Outdoor, 3656 N. Mill Road** – The Applicant has requested a “D” use variance to construct a double-faced 672 square foot (48 ft x 14 ft) billboard on a property with an existing industrial facility. One side of the billboard will have a digital face, while the other side will be static. The billboard will be intended to face motorists driving along N.J.S.H. Route 55. The proposed application also has the following variances:
- Signage Height – 75 feet proposed vs. 20 feet maximum allowed;
  - Sign Face Area – 672 square feet proposed vs. 0 square feet allowed;
  - Rear Yard Setback – 5 feet proposed vs. 35 feet required.

The subject property is approximately 219,511 square feet (5.04 acres) and is located in the I-1 Industrial Zone. The I-1 Industrial does not allow billboards. Billboards are allowable in the City within the B-3 Business Zone. Furthermore, the Zoning Ordinance specifically does not allow Billboards in the Industrial or B-4 Zones as these zones are located along the Route 55 corridor and at interchanges and the intent is to prohibit billboards in these areas. The City of Vineland Signage ordinance specifically prohibits freestanding signage along the Rout 55 Corridor for safety reasons.

Finally, the proposed application is not in conformance with the City of Vineland Master Plan, Zoning Ordinance, and Signage Ordinance and therefore the Planning Division does not support the granting of this Application.

6. **Garden State Outdoor, 3366 N. Mill Road** – The Applicant has requested a “D” use variance to construct a double-faced 672 square foot (48 ft x 14 ft) billboard on a property with an existing industrial facility. One side of the billboard will have a digital face, while the other side will be static. The billboard will be intended to face motorists driving along N.J.S.H. Route 55. The proposed application also has the following variances:
- Signage Height – 75 feet proposed vs. 20 feet maximum allowed;
  - Sign Face Area – 672 square feet proposed vs. 0 square feet allowed;
  - Rear Yard Setback – 5 feet proposed vs. 35 feet required.

The subject property is approximately 331,825 square feet (7.62 acres) and is located in the I-1 Industrial Zone. The I-1 Industrial does not allow billboards. Billboards are allowable in the City within the B-3 Business Zone. Furthermore, the Zoning Ordinance specifically does not allow Billboards in the Industrial or B-4 Zones as these zones are located along the Route 55 corridor and at interchanges and the intent is to prohibit billboards in these areas. The City of Vineland Signage ordinance specifically prohibits freestanding signage along the Rout 55 Corridor for safety reasons.

Finally, the proposed application is not in conformance with the City of Vineland Master Plan, Zoning Ordinance, and Signage Ordinance and therefore the Planning Division does not support the granting of this Application.

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