



Report to: Zoning Board of Adjustment  
From: Ryan Headley, Board Planner & Engineer  
Re: Applications for September 18, 2024 Meeting  
Date: September 11, 2024

1. **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.
2. **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 Route 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.

3. **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 Route 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.

4. **Keegan Equity, LLC** – The Applicant has requested a “D” use variance to construct a mixed use development including a 250,420 square foot cold storage (industrial) facility, 12,800 square foot retail/office building, and 13,000 square foot retail/office building along with associated site plan improvements. The subject property is located in the B-4 Business Zone and is approximately 24.76 acres. The B-4 Business Zone does not allow cold storage (industrial) uses. 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.
5. **Jodi Rosa** –The Applicant has requested a bulk “C” variance for a proposed side yard setback of 10 feet whereas 35 feet is required. The Applicant proposes to construct an approximately 1,000 square foot addition to an existing single family home. The subject property is approximately 79,816 square feet (1.83 acres) and is located in the R-5 Residential Zone.
6. **Leaders of Tomorrow** – The Applicant has requested a “D” use variance to establish a commercial office space in an existing building along with a waiver of site plan improvements. The subject property is located in the R-2 Residential Zone and the property is approximately 1.01 acres. The R-2 Residential Zone does not allow retail/office uses. A review of the Planning Board files shows that a formal site plan was never received for the property. Therefore, a site plan approval would be required per Ordinance.

7. **AREC 27, LLC/U-HAUL** – This Application has been postponed until the October hearing.
8. **Robert Spina** – The Applicant has requested a certification of pre-existing non-conforming use to allow a two-unit residential dwelling (duplex). The subject property, which is approximately 34,802 square feet (0.80 acres), is located in the R-3 Residential Zone. The R-3 Residential Zone does not allow two-family residential uses.

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