



Report to: Zoning Board of Adjustment
From: Ryan Headley, Board Planner & Engineer
Re: Applications for January 15 Meeting
Date: January 10, 2025

1. **Sytha Khonvay** – The Applicant has requested the following bulk “C” variances to construct an addition to an existing single family home:

- Front Yard Setback (26.81 feet proposed vs. 50 feet required)
- Side Yard Setback, westerly (15.7 feet proposed vs. 50 feet required)
- Impervious Lot Coverage (22.6% proposed vs. 15% maximum allowed).

The subject property is located in the W-5 Woodlands Zone and is 14,197.5 square feet. The site has the following existing non-conformances for single-family residences in the W-5 Zone: lot area (14,198 sf existing vs. 100,000 sf required), lot frontage (100 feet existing vs. 250 feet required), lot depth (141.97 feet existing vs. 330 feet required), and front yard setback (35.03 feet existing vs. 50 feet required).

2. **Ninad Padia (4336 Robert Drive)** – The Applicant has requested the following bulk “C” variances to construct a single family home:

- Side Yard Setback, northerly (21.8 feet proposed vs. 40 feet required)
- Side Yard Setback, southerly (35.2 feet proposed vs. 40 feet required)
- Rear Yard Setback (37 feet proposed vs. 50 feet required)
- Impervious Lot Coverage (16% proposed vs. 15% maximum allowed).

The subject property is located in the W-5 Woodlands Zone and is 11,288 square feet. The site has the following existing non-conformances for single-family residences in the W-5 Zone: lot area (11,288 sf existing vs. 100,000 sf required), lot frontage (83 feet existing vs. 250 feet required), and lot depth (136 existing vs. 330 feet required).

3. **Ninad Padia (4366 Robert Drive)** – The Applicant has requested the following bulk “C” variances to construct a single family home:

- Side Yard Setback, northerly (21.8 feet proposed vs. 40 feet required)
- Side Yard Setback, southerly (35.2 feet proposed vs. 40 feet required)
- Rear Yard Setback (37 feet proposed vs. 50 feet required)

- Impervious Lot Coverage (16% proposed vs. 15% maximum allowed).

The subject property is located in the W-5 Woodlands Zone and is 11,288 square feet. The site has the following existing non-conformances for single-family residences in the W-5 Zone: lot area (11,288 sf existing vs. 100,000 sf required), lot frontage (83 feet existing vs. 250 feet required), and lot depth (136 existing vs. 330 feet required).

4. **Just for Wheels, Inc.** – The Applicant has requested a “D” use variance to allow a mixed use development, including an existing single family residential use and a proposed car rental use. The subject property, which is approximately 87,038 square feet (1.998 acres), is located in the B-3 Business Zone. The B-3 Business Zone does allow car rental uses, but does not allow residential 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. Furthermore, the City of Vineland GIS map viewer and the NJDEP Geo-Web map viewer show areas of wetlands and flood hazard on the subject property. The Applicant is advised the appropriate approvals from the NJDEP will be required as part of any site plan approval.

5. **Monica Borges & Agnaldo Okiyama** - The Applicant has requested the following bulk “C” variances to construct renovations and an addition to an existing single family home:

- Front Yard Setback, Arbutus Avenue (0.3 feet proposed vs. 50 feet required)
- Front Yard Setback, Elm Street (0 feet proposed vs. 50 feet required)
- Side Yard Setback, westerly (0.6 feet proposed vs. 50 feet required)
- Side Yard Setback, northerly (0.7 feet proposed vs. 50 feet required)
- Impervious Lot Coverage (84.1% proposed vs. 15% maximum allowed).

The subject property is located at Malaga Camp in the A-5 Agricultural Zone and is 1,742 square feet. The site has the following existing non-conformances for single-family residences in the A-5 Zone: lot area (1,742 sf existing vs. 100,000 sf required), lot frontage (45 feet existing vs. 280 feet required), front yard setback (0.3 and 0 feet existing vs. 50 feet required) and side yard setback (0.6 and 0.7 feet existing vs. 40 feet required).

6. **Vineland Preservation** – Please see attached Planning and Engineering Reports.

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