



Report to: Zoning Board of Adjustment
From: Ryan Headley, Board Planner & Engineer
Re: Applications for October 15, 2025 Meeting
Date: October 9, 2025

1. **Gilberto Soto** – The Applicant has requested the following bulk “C” variances to construct a 15’x15’x15’ bathroom/laundry room addition to an existing home:

- Side Yard Setback, northerly, Lot 1 (26 feet proposed vs. 40 feet required)
- Rear Yard Setback (33 feet proposed vs. 50 feet required).

The subject property is located in the A-5 Agricultural and is approximately 14,187.50 square feet. The proposed addition is in line with the existing single family home. The site has the following existing non-conformances for single-family homes:

- Lot area (14,187.5 square feet existing vs. 100,000 square feet)
- Lot frontage & width (125 feet existing vs. 250 feet required)
- Lot depth (113.5 feet existing vs. 330 feet required)
- Front yard setback (31.8 feet vs. 50 feet required)
- Side yard setback (26 feet and 38.7 feet existing vs. 40 feet required)
- Rear yard setback (46 feet vs. 50 feet required)

The Applicant is advised that the municipal boundary bisects the property and the adjacent municipality (Franklin Township, Gloucester County) may also require approval for the addition. It is the Applicant's responsibility to ensure that all necessary zoning and building permits are obtained before construction.

2. **ARRO Capital Investments** – The Applicant has requested the following bulk “c” variances to construct a single-family:

- Front Yard Setback (57.3 feet proposed vs. 60 feet required)
- Side Yard Setback. Northerly, Lot 40 (15 feet proposed vs. 35 feet required)

The subject property is located in the R-5 Residential Zone and is approximately 14,434.16 square feet. The site has the following existing non-conformances for single-family homes:

- Lot area (14,434.16 square feet existing vs. 43,560 square feet)
- Lot frontage & width (100 feet existing vs. 160 feet required)
- Lot depth (147.08 feet existing vs. 200 feet required)

3. **Juana Isabel Marquez (636 E. Pear St)** – 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 11,250 square feet (0.26 acres), is located in the R Residential Redevelopment Zone. The R Residential Redevelopment Zone does allow two-family residential uses. However, the subject property does not meet the current bulk standards for even a single-family dwelling.
4. **Juana Isabel Marquez (313 W. Wood St)** – 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 7,500 square feet (0.17 acres), is located in the LC Landis Avenue Commercial Redevelopment Zone. The LC Redevelopment Zone only allows residential uses on upper floors.
5. **Daniel Schwartz** – The Applicant has requested a certification of pre-existing non-conforming use to allow a four-unit residential complex consisting of two (2) duplex dwellings. The subject property, which is approximately 10,950 square feet (0.25 acres), is located in the R Residential Redevelopment Zone. The R Residential Redevelopment Zone does not allow multiple dwellings on a single property or four-unit complexes.
6. **Miguel A. Torres Melendez** – The Applicant has requested a “D” use variance to convert an existing oversized garage to a 1-bedroom apartment. The subject property currently has an existing two-family (duplex) dwelling.

The Applicant previously received approval for the construction of the oversized garage from the Zoning Board of Adjustment pursuant to Resolution No. 2021-53 adopted on January 19, 2022. At the time of previous approval, the Applicant represented that the garage would be used to store his automobiles and no business or commercial use would be present at the property.

The subject property which is located in the R-3 Zone is 17,352 square feet (0.40 acres). The R-3 Zone does not allow multiple dwelling units on the same property. Additionally, three residential units on one property are not allowable. Planning staff has significant concerns with the application and if the Board is inclined to approve the application, a site plan approval should be required.

7. **Lark Properties** – This Application has been postponed to the November meeting.
8. **Forest Glen Final Major Subdivision** – Please see attached Planning and Engineering Reports

Cc: Patrick Finley, Zoning Officer
Yasmin Ricketts, Secretary
Michael Malinsky, Solicitor