



Report to: Zoning Board of Adjustment
From: Ryan Headley, Board Planner & Engineer
Re: Applications for February 19 Meeting
Date: February 12, 2025, 2025

1. **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).

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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. **226 Landis Avenue, LLC** – The Applicant has requested a “C” bulk variance to erect a freestanding monument sign for an existing multi-tenant office building. The subject property is located in the LC Landis Avenue Commercial District Redevelopment Zone. Pursuant to Ordinance 2007-66, any bulk, parking and signage standards not explicitly stated in the Redevelopment Plan for the LC District shall conform to the provisions in the City of Vineland Land Use Ordinance in effect at the adopted date of the Redevelopment Plan. The subject property was located in the B-1 zone prior to the adoption of the

Redevelopment Plan. The B-1 Zone does not allow freestanding signs. The Applicant has requested the following bulk “C” variances to construct a freestanding sign:

- Number of Freestanding Signs (1 proposed vs. 0 allowed)
- Sign Face Area, Freestanding Sign (30 square feet proposed vs. 0 square feet maximum allowed)
- Sign setback from front property line (5 feet provided vs. 10 feet required)
- Sign distance from intersection of driveway (<10 feet provided vs. 10 feet required.)

The Applicant shall ensure that the proposed signage does not have a negative impact on the sight triangles for the adjacent driveway. The subject property is approximately 2.29 acres.

4. **Vineland Rentals** – 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 23,178 square feet (0.53 acres), is located in the R-3 Residential Zone. The R-3 Residential Zone does not currently allow two-family residential uses.
5. **LMC Rentals, LLC** – The Applicant has requested a certification of pre-existing non-conforming use to allow multiple single-family dwellings on a single property. The subject property, which is approximately 49,466 square feet (1.14 acres), is located in the R-6 Residential Zone. The R-6 Residential Zone does not allow multiple single-family dwellings on a single lot.
6. **Benjamin Camel** – 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 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.
7. **Dooley & Hoff Properties LLC (959 Sawyer Avenue)** – The Applicant has requested a certification of pre-existing non-conforming use to allow multiple single-family dwellings on a single property. The subject property, which is approximately 8,424 square feet (0.19 acres), is located in the R-2 Residential Zone. The R-2 Residential Zone does not allow multiple single-family dwellings on a single lot.
8. **Dooley & Hoff Properties LLC (1142 E. Landis Avenue)** – 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 20,941 square feet (0.48 acres), is located in the R-P Residential Professional Zone. The R-P Residential Professional Zone does allow two-family residential uses. However, the subject property does not meet the current bulk standards for a two-family dwelling.

9. **Miller Transportation** – Please see attached Planning and Engineering Reports.
10. **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.
11. **Juan & Yolanda Cortes** - The Applicant has requested a “D” use variance approval to convert an existing single-family home to a two-family dwelling (duplex). The subject property, which is approximately 20,500 square feet (0.47 acres), is located in the R-3 Residential Zone. The R-3 Residential does not allow two-family dwellings. The subject property has several encroachments, including existing parking and driveway. These encroachments shall be removed as part of any approval. Finally, the Applicant has not provided any valid justifications in their application in support of the use variance.
12. **Dun-Rite Sand and Gravel Company** – This Application has been postponed until the March meeting.

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