



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

1. **Sharon & Cheryl Anne Twaddle** – The Applicant has requested the following bulk “C” variance to construct an addition to an existing single family home:

- Side Yard Setback, westerly, Lot 15 (19 feet proposed vs. 35 feet required)

The subject property is located in the R-5 Residential Zone and is approximately 1.08 acres. The site has the following existing non-conformances for single-family residences in the R-5 Zone: side yard setback, westerly (12 feet existing vs. 35 feet required), side yard setback, easterly (31 feet existing vs. 35 feet required), and front yard setback (55 feet existing vs. 60 feet required).

2. **Gregory Boykin** – The applicant has requested approval of a “C” variance to allow a 6 foot high fence within the front yard area of a corner lot. The maximum allowable fence height from property line to building line is 4 feet. The subject property is a corner lot which has frontage along Strathmore Terrace and Holmes Avenue. In accordance with our ordinance definition, both of these frontages are considered front yards. The existing home on the subject property faces Holmes Avenue, but has driveway access to both frontages. The subject property is located in the R-3 Residential Zone and is approximately 21,100 square feet (0.48 acres).
3. **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.

4. **Dun-Rite Sand & Gravel Company** – The Applicant has requested a “D” use variance to establish a Class B and Class C recycling and composting facility. The subject property is located in the W-6 Woodlands Zone and has an existing resource extraction operation. The overall site is approximately 866 acres.

A recycling and composting facility would be classified as an outdoor recycling operation. Outdoor recycling operations are not allowable in the W-6 Woodlands Zone. This type of use is only allowed in our heaviest industrial zone (I-4). The purpose of the W-6 Woodlands Zone as defined in our ordinance is to “enhance the water quality within watersheds contributing to river segments in the National Wild and Scenic Rivers System. These areas are viewed as an essential element of the environment and are very sensitive to development. It is important that zone requirements and design standards not be sacrificed to allow overdevelopment of properties, as this would negatively impact upon this environment. It is the intent that a single-family dwelling in a wooded setting be the preferred use of property, as none of the other permitted uses are to be considered unless all other requirements of this chapter can be met.”

The proposed outdoor recycling operation use does not meet the purpose of the W-6 Woodlands Zone and is not in conformance with the City’s Master Plan. Planning staff strongly recommends denial of this application.

5. **Corning Pharmaceutical Glass LLC** – Please see attached Planning and Engineering Reports.
6. **Landis Cold Storage Minor Subdivision** – Please see attached Planning and Engineering Reports.
7. **Cellco Partnership d/b/a Verizon Wireless** – Please see attached Planning and Engineering Reports.

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