



Report to: Zoning Board of Adjustment
From: Ryan Headley, Board Planner & Engineer
Re: Applications for June 18, 2025 Meeting
Date: June 11, 2025

1. **Elizabeth Stuart** – 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.
2. **Robert & Deborah DeCrescenzo** – The applicant has requested a “D” use variance to convert a mixed use structure (1st Floor – Commercial & 2nd Floor – Residential) to a two-family dwelling. The subject property is located in the R-5 Residential Zone and is approximately 0.61 acres. The R-5 Residential Zone does not allow two-family dwellings.
3. **Cellco Partnership d/b/a Verizon Wireless** – Please see attached Planning and Engineering Reports.
4. **U-Haul Amended** – Please see attached Planning and Engineering Reports.
5. **Raw Health Canine Food** – Please see attached Planning and Engineering Reports.
6. **Pine Grove Farm, LLC** – The Applicant has requested a “D” use variance to expand an existing mobile home park. The proposed expansion includes a total of 161 additional units along with additional active recreational space and RV & Boat Storage. The subject property, which includes the existing Mobile Home Park, is located in both the MHP Mobile Home Park and A-5 Agricultural Zones. The overall site is 92.71 acres.

The majority of the expansion is located in the A-5 Agricultural Zone. The A-5 Agricultural Zone does not allow mobile home parks. The purpose of the A-5 Agricultural Zone as defined in our ordinance is to “recognize and preserve areas of active agricultural use, together with adjacent areas of prime or unique agricultural soils suitable for expansion of agricultural operations, together with contiguous lands whose development would impact

upon areas of active agricultural use... It is the intent that areas of active agricultural use be sustained and that an environment compatible with agricultural operations be ensured. It is important that zone requirements and design standards not be sacrificed to allow overdevelopment of properties, as this would negatively impact upon the character of these areas of active agricultural use.” The existing land use for the expansion appears to be active farmland which is in character with the A-5 Zone.

Furthermore, the minimum lot size for a single family home in the A-5 Agricultural Zone is 100,000 square feet whereas the allotted area for each individual mobile home appears to be approximately 5,000 square feet. These smaller areas will result in an overdeveloped property for the -5 Agricultural Zone. Planning staff is strongly opposed to this application.

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