



Report to: Zoning Board of Adjustment
From: Ryan Headley, Board Planner & Engineer
Re: Applications for July 16, 2025 Meeting
Date: July 10, 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. **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.

At the June Zoning Board meeting, the Applicant was requested to provide a more detailed floor plan for both units. To date, we have not received the updated floor plans.

3. **U-Haul Amended** – Please see attached revised Planning and Engineering Reports.
4. **Miguel A. Torres Melendez** – The Application submitted was deemed incomplete. Additional documentation, including a current survey and floor plan, is required before this application can be presented before the Zoning Board.
5. **Cumberland County AutoGroup** – The Applicant has requested a “D” use variance to construct a new and used auto sales facility (Vineland Hyundai) on an existing vacant lot. The subject property is located in the B-4 Business Zone and is approximately 9.2 acres. New and use auto sales area not allowable in the B-4 Business Zone.

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