



Report to: Zoning Board of Adjustment
From: Ryan Headley, Board Planner & Engineer
Re: Applications for August 20, 2025 Meeting
Date: August 13, 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. **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.
4. **John Provenzano** – The Applicant has requested a “D” use variance to construct on accessory garage structure on a currently vacant lot. The subject property is located in the R-6 Residential Zone and is approximately 21.32± acres. The R-6 Residential Zone does not allow accessory structures, like the proposed garage, without a principal structure on the lot. Additionally, the Applicant requests a bulk “C” variance for an accessory structure size of 2,400 square feet whereas only a 1,000 square foot accessory garage is permitted.
5. **Oaks Integrated Care** – The Applicant has requested a “D” use variance to expand the services of an existing mental health counseling and treatment center to include drug and alcohol counseling and treatment. The subject property is located R-5 Residential Zone and is approximately 1.90± acres. The subject property previously received approval from the Zoning Board of Adjustment in 2018 to provide outpatient counseling and a mental health crisis center.

Planning Staff has significant concerns with this application. The surrounding uses are primarily residential and agricultural, except for the medical office located to the south of the subject property. Additionally, the issue of locating drug and alcohol counseling and treatment was recently addressed by the City Council of Vineland. In Ordinance 2025-28, the City Council reevaluated the appropriate zoning districts for this use. City Council determined that only the IN-1 Institutional Zone was appropriate for substance abuse counseling or treatment centers.

6. **Manuel V. Briones Abad** – The Applicant has requested a “D” variance for an expansion of existing non-conforming use along with bulk “C” variance relief for side yard setback. The subject property consists of an existing single-family home and is located in the B-3 Business Zone. The Applicant is proposing to extend the roof rake on his existing home to alleviate any future water damage. The subject property is approximately 8,967 square feet (0.21 acres).

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