



Report to: Zoning Board of Adjustment
From: Ryan Headley, Board Planner & Engineer
Re: Applications for September 17, 2025 Meeting
Date: August 12, 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. **Miguel A. Torres Melendez** – The Application has requested a “D” use variance to convert an existing oversized garage to a 1-bedroom apartment. The subject property currently has an existing two-family (duplex) dwelling.

The Applicant previously received approval for the construction of the oversized garage from the Zoning Board of Adjustment pursuant to Resolution No. 2021-53 adopted on January 19, 2022. At the time of previous approval, the Applicant represented that the garage would be used to store his automobiles and no business or commercial use would be present at the property.

The subject property which is located in the R-3 Zone is 17,352 square feet (0.40 acres). The R-3 Zone does not allow multiple dwelling units on the same property. Additionally, three residential units on one property are not allowable. Planning staff has significant concerns with the application and if the Board is inclined to approve the application, a site plan approval should be required.

3. **Just Four Wheels** – Please see attached Planning and Engineering Reports
4. **R & A Associates** – The Applicant has requested a “D” use variance to establish a contractor’s office, shop and storage/utility yard on an existing agricultural lot. The subject property is located in the A-5 Agricultural Zone and is 642,970.15 square feet (14.76 acres). The A-5 Agricultural Zone does not allow contractor’s yards. The surrounding land uses include primarily residential and agricultural uses.

Along with the “D” use variance, the Applicant also has requested a bulk “C” variance for impervious lot coverage. The Applicant proposes an impervious lot coverage of 47% whereas a maximum of 15% is allowable.

If the Board were to approve the application, a site plan approval would be required. The Applicant should note the requirements for landscape buffering from residential uses and allowable vehicular surfaces when submitting any site plan approval.

Cc: Patrick Finley, Zoning Officer
Yasmin Ricketts, Secretary
Michael Malinsky, Solicitor