



Report to: Zoning Board of Adjustment
From: Ryan Headley, Board Planner & Engineer
Re: Applications for January 21, 2026 Meeting
Date: January 14, 2026

1. **Eleuterio Properties, LLC** – The Applicant has requested a bulk “C” variance for a westerly side yard setback of 4.82 feet whereas 15 feet is required and front yard setback of 15 feet whereas 35 feet is required. The subject property currently has a one-story single family dwelling and the Applicant intends to construct a second story on the existing structure within the existing footprint. The subject property is located in the R-3 Residential Zone and is approximately 20,000 square feet (0.46 acres).
2. **Alejandra Perez** – The Applicant has requested a “D” use variance and waiver of site plan requirements to construct an oversized pole barn (3,800 square feet) for the storage of business-related equipment, materials and supplies. The subject property is located in the R-2 Residential Zone and currently has a single-family home under construction of the property. The proposed pole barn will be located in the rear of the property. The subject property is approximately 309,342 square feet (7.102 acres).
3. **Leaders of Tomorrow** – Please see attached Planning and Engineering Reports.
4. **AMR, LLC/Auto Finders Unlimited** – Please see attached Planning and Engineering Reports.
5. **Paradise City, LLC** – The Applicant has requested a “D” use variance for an expansion of an existing cold storage facility in a residentially zoned property. The subject property is split zoned with the majority of the property being located in the R-5 Residential Zone and the remaining area in a R-3 Residential Zone. The subject property which is approximately 278,980 square feet (6.40 acres) previously received approval for a two-phase cold storage facility in 2021. If the Board were inclined to grant the use variance, a site plan submission will be required.
6. **GMR Properties, LLC** – The Applicant has requested a “D” use variance for the storage of unused trailers. The subject property is located in the W-5 Woodlands Zone and is approximately 7.5 acres. The surrounding land uses are primarily residential and wooded. The site is bounded by N.J.S.H Route 55 to the east, Maurice River Parkway to the west, Oak Road to the north, and Pinegrove Lane to the south.

The W-5 Woodlands Zone does not allow parking lots for any purpose. The purpose of the W-5 Woodlands Zone is “to recognize and preserve the character of forested areas which support habitat of native plant and animal species, which contribute to recharge of the aquifer and which protect and enhance the water quality within watersheds contributing to river segments in the National Wild and Scenic Rivers System. These areas are viewed as an important element of the environment and are sensitive to development. These zones, which offer an opportunity for rural living, are viewed as a transitional area between higher density development and more undisturbed forested areas... 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.”

Planning staff has serious concerns with the proposed development and does not feel that it is an appropriate or justifiable use within the W-5 Woodlands Zone.

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