CITY OF VINELAND
WHERE IT'S ALWAYS GROWING SEASON

Report to: Zoning Board of Adjustment

From: Ryan Headley, Board Planner & Engineer

Re: Applications for October 21, 2026 Meeting

Date: October 16, 2026

1. **Brewster 1 SPV, LLC –** The Applicant has requested a "D" use variance to construct a twenty-one (21) lot single family clustered subdivision. The subject property consists of 20.6 acres and is currently vacant. The lot is located in the R-5 Residential Zone. The residential zone does allow single-family cluster subdivisions. However, the plan requires the following variances from the R-5 cluster subdivision standards:

   - Total Land Area – 20.6 acres existing vs. 50 acres minimum required. ("D")
   - Minimum Lot Area, Lot 21 – 17,001 sq.ft. proposed vs. 18,000 sq.ft. required ("C")
   - Minimum Lot Frontage, Various Interior Lots – 80-90 feet proposed vs. 110 feet required ("C")
   - Minimum Lot Width, Various Interior Lots – 80-90 feet proposed vs. 110 feet required ("C")
   - Minimum Lot Frontage, Corner Lot 21 – 104± feet proposed vs. 120 feet required ("C")
   - Minimum Lot Frontage, Open Space Lot – 0 Feet proposed vs. 110 feet required. ("C")
     The proposed open space lot on the site plan has no frontage which is unacceptable. The Applicant shall provide frontage for this lot for access and for maintenance of the proposed SWM basins.
   - Stormwater Basins within the Open Space Area.

2. **Robert & Annette Mole –** Please refer to Professional Review reports.

3. **Douglas A Albrecht –** The Applicant has requested a "D" use variance and waiver of site plan approval to utilize an existing commercial building as a barbershop. The subject property currently has an existing single-family residential home in addition to the commercial building. The site is zoned R-2 Residential which does not allow business uses. The subject property is approximately 0.40 acres.

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