



Report to: Zoning Board of Adjustment
From: Ryan Headley, Board Planner & Engineer
Re: Applications for April 15, 2026 Meeting
Date: April 10, 2026

1. **Brad DuLowe** – The Applicant has requested a bulk “C” variance for a front yard setback of 42 feet whereas 60 feet is required. The subject property currently has a one-story single family dwelling and the Applicant intends to construct an addition in line with the current front wall of the structure. The subject property is located in the R-5 Residential Zone and is approximately 40,600 square feet (0.93 acres).
2. **Cumberland County AutoGroup** – Please see attached Planning and Engineering Reports.
3. **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).
4. **Industrial Land Co./Italiano Brothers** – Please see attached Planning and Engineering Reports.
5. **L.J. Zucca, Inc.** – Please see attached Planning and Engineering Reports.
6. **Simco NJ/GS3 Enterprises LLC** – Please see attached Planning and Engineering Reports.

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