



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

1. **Lynn Richard** – The Applicant has requested approval of a “C” variance to allow a 6 foot high fence within the front yard area of a corner lot. The maximum allowable fence height from property line to building line is 4 feet. The subject property is a corner lot which has frontage along Chapel Drive and Scarpa Drive. In accordance with our ordinance definition, both of these frontages are considered front yards. The existing home on the subject property faces Scarpa Drive. The subject property is located in the R-3 Residential Zone and is 14,369 square feet (0.33 acres).
2. **Jersey Top Quality Construction LLC** – The Applicant has requested the following bulk “C” variances to construct a single family dwelling:
 - Lot Size – 37,262 square feet existing vs. 100,000 square feet required.
 - Lot Frontage – 100 feet existing vs. 250 feet required.
 - Lot Width – 100 feet existing vs. 250 feet required.
 - Side Yard Setback – 30.8 feet proposed (both sides) vs. 40 feet required.

The subject property is 37,262 square feet (0.86 acres), currently vacant and is located in the A-5 Agricultural Zone.

3. **BMM Holdings QOZB, LLC** – The Applicant has requested the following bulk “C” variance to construct a two-family dwelling (duplex):
 - Lot Size – 10,000 square feet existing vs. 15,000 square feet required.

The subject property is 10,000 square feet (0.23 acres), currently vacant and is located in the R Residential Redevelopment Zone.

4. **Alex Goldberg & Ashley Hernancez** - The Applicant has requested approval of a “C” variance to allow a 6 foot high fence within the front yard area of a corner lot. The maximum allowable fence height from property line to building line is 4 feet. The subject property is a corner lot which has frontage along Landis Avenue and Northwood Drive. In accordance with our ordinance definition, both of these frontages are considered front yards. The existing home on the subject property faces Northwood Drive. The subject

property is located in the R-P Residential-Professional Zone and is 25,425 square feet (0.58 acres).

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