



Report to: Zoning Board of Adjustment
From: Ryan Headley, Principal Engineer
Re: Applications for January 19, 2022 Meeting
Date: January 12, 2022

1. **3192 NJGCCP, LLC** – The applicant has requested a “d” use variance to construct a cannabis cultivation and manufacturing facility. The subject properties, which total approximately 18.56 acres, are located in the A-5 agricultural zone. The A-5 Zone does not allow cannabis cultivation, manufacturing, or any other business or industrial use. The existing properties have an existing commercial building, a single family home, and farm uses.

City Council recently adopted ordinance which makes cannabis cultivation and manufacturing allowable in all Industrial Zone. This ordinance prohibits any outdoor growing of cannabis and the Planning department anticipates the majority of cannabis cultivation and manufacturing facilities will operate similar to industrial uses contained within large warehouses. The surrounding uses include primarily residential and agricultural uses.

Planning staff does not support the granting of this use variance. If the Board were inclined to approve the use variance, Planning staff would require a full site plan design.

2. **Mohamed Mekkawy, Esq. and Hanan Touzari** – The applicant has requested a “d” use variance to establish a three-family (triplex) use on a property with a vacant 3-unit building. The subject property, which is approximately 1.31 acres, is located in the IN-2 Institutional Zone. Three-family uses are not allowable in the IN-2 zone. The surrounding properties include institutional and residential uses.
3. **3119 Chammings Court LLC** – The Applicant requests a third and final one-year site plan extension to Resolution No. 2017-32.

4. **1303 Associates LLC** – The Applicant has requested a “d” use variance to allow a mixed use property which includes a single family residence and a commercial building. Both buildings are existing on the site. Applicant has also requested a waiver of any site plan requirements. The subject property, which is approximately 0.5 acres, is located in the I-B Industrial-Business Zone. A variety of commercial uses are allowed within the I-B Zone. However, a single family home is not allowable. The surrounding properties includes residential, commercial and light industrial.

5. **Christine Ramos** – The Applicant has requested a certification of pre-existing non-conforming use to allow two separate single-family dwellings on a single lot. The subject property, which is approximately 0.34 acres, is located in the R-3 Residential Zone. The R-3 Zone does allow single-family homes. However, multiple single family homes are not allowed on a single lot.

6. **Juan Y Soto** – The Applicant has requested a bulk “c” variance for side yard of 5.9 feet whereas 10 feet is required. The side yard setback was caused by an unauthorized addition constructed by a previous owner. The subject property, which is approximately 0.12 acres, is located in R-2 Residential Zone.

7. **Brentwood Condominium Site Plan** – Please see attached Planning and Engineering reports.

8. **Joseph Monzo** – The Applicant has requested a certification of pre-existing non-conforming use to a four-unit family dwelling. The subject property, which is approximately 0.11 acres, is located in the R Residential Zone. The R Zone does not allow four-unit family homes.

Cc: Patrick Finley, Zoning Officer
Yasmin Ricketts, Secretary
Frank DiDomenico, Solicitor
David Maillet, City Engineer