

CITY OF VINELAND
ZONING BOARD OF ADJUSTMENT

NOTICE OF HEARING

TO WHOM IT MAY CONCERN:

In compliance with the pertinent provisions of the City of Vineland Zoning and Land Development Ordinance, and the New Jersey Municipal Land Use Act, N.J.S.A. 40:55D-1 et seq., notice is hereby given that a written application has been filed by the undersigned with the City of Vineland Zoning Board for preliminary and final site plan approval together with any and all other variances or waivers the Board may reasonably require in the exercise of its discretion, and without further public notice, in order to allow the undersigned Applicant to construct, establish and maintain a new Hyundai car dealership comprised of a 27,429 s.f. building containing a show room, sales office, service area and associated amenities, a 2,520 s.f. accessory car wash building, a 3,175 s.f. accessory detailing building, and other related site improvements including, but not necessarily limited to parking for new and used vehicles that are for sale, employee parking, landscaping, lighting, and stormwater management facilities on property shown as Lot 24 in Block 7004 on the City of Vineland Tax Map, which property is located at 3565 S. Delsea Drive in the City of Vineland, New Jersey.

The undersigned Applicant previously received use variance relief pursuant to N.J.S.A. 40:55D-70(d)(1) from the City of Vineland Zoning Board in order to permit the car dealership in the B-4 Business Zoning District where such use is otherwise not permitted. Said relief was granted at the July 16, 2025 Zoning Board meeting and was subsequently memorialized in Zoning Board Resolution No. 2025-50, adopted on August 20, 2025. A condition of the use variance approval was that the Applicant return to the Zoning Board for site plan approval.

Public hearing on the above-mentioned preliminary and final major site plan application has been scheduled for March 18, 2026, at 7:00 P.M. in City Council Chambers, Second Floor, 640 E. Wood Street, Vineland, NJ 08360, at which time and place any interested party (as defined in N.J.S.A. 40:55D-4) will have an opportunity to be heard.

All documents relating to this application may be inspected by the public during regular business hours in the office of the Zoning Board Secretary to the City of Vineland Zoning Board located at City Hall, 640 E. Wood Street, Planning Division Office, Vineland, NJ 08360. Please take further notice that the Board may, in its discretion, adjourn, postpone or continue said hearing from time to time and you are hereby notified that you should make diligent inquiry of the Zoning Board Secretary's office concerning such adjournments, postponements or continuations.

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DATED: March 6, 2026