

CITY OF VINELAND ZONING BOARD OF ADJUSTMENT  
NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that the City of Vineland Zoning Board of Adjustment will conduct a public hearing with respect to an application submitted by the Estate of Robert Bruce Swanson, Deceased, for certification that three single family dwelling units, located on premises at 85 Columbia Avenue in the City of Vineland constitute valid, lawful, nonconforming uses on the property in question.

The hearing will be held at 7:00 p.m. on Wednesday, March 18, 2026, in City Council Chambers located on the Second Floor of Vineland City Hall, 640 E. Wood Street, Vineland, NJ 08360. At the hearing, at said time and place, all interested parties will be given an opportunity to be heard in accordance with the rules, regulations and procedures of the City of Vineland Zoning Board.

The property, which is the subject of this application, is officially designated on the Tax Map of the City of Vineland as Lot 40 in Block 4214. By way of further identification, the property which is the subject of the application, as stated, located at 85 Columbia Avenue, and is located in the R-2 (Residential) Zone, as delineated on the Zoning Map of the City of Vineland.

In addition to seeking certification that the nonconforming multi-family use of the property constitutes a valid, lawful and nonconforming use, the applicant also seeks all necessary relief with respect to any and all existing nonconforming bulk and dimensional conditions associated with the property, including, but not limited to, lot area, lot frontage, lot depth, front yard setback, side yard setback, rear yard setback and lot coverage.

The applicant also seeks any variances, deviations, design exceptions, design waivers, submission waivers, interpretations or plan modifications as may be determined to be necessary during review and hearing of the application.

THIS NOTICE is given in compliance with the requirements of the Municipal Land Use Law of the State of New Jersey (N.J.S.A. 40:55D-1 et. seq.) and the relevant provisions of the City of Vineland Land Use Ordinance.

All documents relating to this application are on file in the Office of the Secretary of the City of Vineland Zoning Board, located on the fourth floor of Vineland City Hall, 640 E. Wood Street, Vineland, NJ 08360, where the documents are available for inspection during the regular business hours by all interested parties.

MICHAEL GRUCCIO LAW  
LIMITED LIABILITY COMPANY  
MICHAEL J. GRUCCIO, ESQ.  
Attorney for Applicant  
The Estate of Robert Bruce Swanson, Deceased,  
By Co-Executors Russell Swanson and Wayne Swanson  
Dated: March 2, 2026