

NOTICE OF PUBLIC HEARING

City of Vineland Planning Board

PLEASE TAKE NOTICE that the City of Vineland Planning Board (the “Board”) will hold a public hearing on May 13, 2026 at 6:30 pm in the Council Chambers, within the Vineland City Hall on the 2nd floor, located at 640 East Wood Street, Vineland, New Jersey 08360, to review and take formal action upon the application of Aldi Inc.(the “Applicant”) for preliminary and final major site plan approval, together with bulk variance and/or design waiver/exception relief (the “Application”), with respect to property having a street address of 7 West Landis Avenue, in the City of Vineland, County of Cumberland, State of New Jersey, and being designated as Block 3601, Lot 1, on the City of Vineland Tax Map (the “Property”). The Property is located in the City of Vineland’s B-3 Business Zoning District.

PLEASE TAKE FURTHER NOTICE that the Applicant, by way of the Application, seeks approval to convert the existing pharmacy building on the Property into an Aldi Food Market with related site improvements.

PLEASE TAKE FURTHER NOTICE that, as part of the Application, Applicant has further applied to the Board for the following bulk variances and/or design waivers/exceptions from the City of Vineland Land Use Ordinance:

1. From Ordinance Section 425, Attachment 1, Zoning Schedule, Sheet 1 for Area, Yard, Bulk and Parking Standards, B-3 Business District, to allow greater lot coverage than permitted (50% permitted, 66.4% existing, and 58.8% proposed);
2. From Ordinance Section 425, Attachment 3, Zoning Schedule, Sheet 3 for Parking Standards, Retail Store, to allow lesser parking spaces than permitted (107 parking spaces required and 85 parking spaces proposed);
3. From Ordinance Section 425-73D4(a) to allow a lesser front buffer with Delsea Drive than permitted (25 feet required, 4 feet proposed);
4. From Ordinance Section 425-73D4(a) to allow a lesser front buffer with Landis Avenue than permitted (25 feet required, 8 feet proposed);
5. From Ordinance Section 425-73D8 to allow a lesser island width placed at the end of a parking row than permitted (10 feet required, 6 feet proposed);
6. From Ordinance Section 425 Attachment 5, Dimensions Table for Parking Spaces and Aisles to allow a lesser parking space width than permitted (9.5 feet required, 9 feet proposed);
7. From Ordinance Section 425 Attachment 5, Dimensions Table for Parking Spaces and Aisles to allow a lesser parking space depth than permitted (19 feet required, 18 feet proposed);

8. From Ordinance Section 425-73D6 to allow a greater parking space row length without a tree island break than permitted (12 parking space row maximum required, 16 parking space row proposed);
9. From Ordinance Section 425-73D4a to allow a lesser landscape buffer than permitted (25 feet required, 4 feet proposed);
10. From Ordinance Section 425-73F2 to allow a lesser number of shade trees in the parking area (8 trees required, 2 trees proposed);
11. From Ordinance Section 425 Attachment 13, Driveway Standard Construction Details, to allow a lesser two-way driveway minimum width than permitted (24 feet required, 22 feet proposed);
12. From Ordinance Section 425 Attachment 13, Driveway Standard Construction Details, to allow a lesser one-way lane minimum width than permitted (12 feet required, 11 feet proposed);
13. From Ordinance Section 425-73D4(b) to allow a lesser number of street shade trees than required along frontage with Coney Avenue (8 trees required, 4 trees proposed);
14. From Ordinance Section 425-73D4(b) to allow a lesser number of street shade trees than required along frontage with Landis Avenue (6 trees required, 4 trees proposed); and
15. From Ordinance Section 425-73D4(b) to allow a lesser number of street shade trees than required along frontage with Delsea Drive (10 trees required, 3 trees proposed).

PLEASE TAKE FURTHER NOTICE the Applicant also seeks any additional deviations, exceptions, design waivers, submission waivers, variances, interpretations, continuations of any pre-existing non-conforming conditions, modifications of prior imposed conditions and other approvals reflected on the filed plans (as same may be further amended or revised from time to time without further notice) and as may be determined to be necessary during the review and processing of the Application.

When this case is called, interested parties may appear, either in person or by attorney, and present any comments or questions which they may have regarding this Application. Formal action by the Board may be taken. The public hearing may be continued by the Board to a subsequent date or dates by way of public announcement made at the public hearing either with or without further published notice, as the Board may determine.

Copies of the Application and plans are on file in the Planning Division Office, within the Vineland City Hall, located at 640 East Wood Street, Vineland, New Jersey 08360, and are available for public inspection by an interested party during regular business hours.

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