

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 and on behalf of VCMS, L.L.C., a New Jersey Limited Liability Company, for the grant of a use variance and for all associated bulk variance relief related to the proposed 137 square foot expansion of a second story single family dwelling unit located on property at 918 N. Delsea Drive, designated as Lot 81 in Block 2104 on the City of Vineland Tax Map.

The hearing will be held at 7:00 p.m. on Wednesday, June 17, 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, as stated, officially identified on the Tax Map of the City of Vineland as Block 2104, Lot 81 and, as noted, the property in question has a street address of 918 N. Delsea Drive, Vineland, NJ 08360. By way of further identification, the property sought to be developed is located partly in the B-2 (Business) Zone and the remaining part of the land is situate in the R-2 (Residential) Zone, as delineated on the Zoning Map of the City of Vineland.

The applicant is requesting a use variance with respect to the proposed expansion of a residential dwelling unit, a two family structure, a use which is not permitted in the B-2 Zone on which the development site is located. The Owner/Applicant also seeks such other and all bulk variance relief associated with, or triggered by, the requested use variance.

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

Dated: May 1, 2026

MICHAEL J. GRUCCIO, ESQ.
Attorney for Owner/Applicant
VCMS, L.L.C., a New Jersey
Limited Liability Company