

CITY OF VINELAND
VINELAND, NJ 08360
NOTICE OF HEARING TO OWNERS WITHIN 200 FEET

PLEASE TAKE NOTICE that the undersigned has filed an application for development with the Planning Board of the City of Vineland, pursuant to Title 40:55D, for approval of:

(Check one(s) which apply)

- ☐ Site Plan
☐ Major Subdivision Preliminary Plan
☒ Minor Subdivision

- ☐ Conditional Use
☐ Redivision
☐ _____

(Specify)

requiring a public hearing for:

(Check one(s) which apply)

☐ Conditional use for:

- ☐ Boarding house, rooming house
☐ Hospital, convalescent home, medical center
☐ Community residence, community shelter
☐ Church, congregation
☐ Funeral home
☐ Cemetery, crematorium
☐ Mobile Home Park
☐ Recreational facility
☐ Campground
☐ Heliport, Helistop, Helipad
☐ Resource extraction

☐ Preliminary Plan approval of a Major Subdivision

☒ Bulk ("C") Variance(s) for:

- | | | | |
|--|---------------------------------------|------------------------------------|---------------------------------------|
| ☐ Lot Area | ☐ Side Yard | ☐ Parking | ☐ Front Buffer |
| ☒ Lot Depth | ☐ Rear Yard | ☐ Height | ☐ Side Buffer |
| ☒ Lot Frontage | ☐ Front Yard | ☐ Sign Size | ☐ Rear Buffer |
| ☐ Density | ☐ Lot Coverage | | |

☒ Other – together with all other variances, waivers or interpretations, as the case may be, for approval of this application and the plans for this application, as may be required.

The property is located at 577 N. Third Street, and is designated as Block 2212, Lot 1, as shown on the City of Vineland Tax Map. The development is known as Christian Ruiz Minor Subdivision and is being proposed by the Applicant, Christian Ruiz. This notice is being sent to you since you are an owner of property within 200 feet.

A public hearing will be held on August 12, 2026, at 6:30 p.m. in City Council Chambers, Second Floor, City Hall, 640 E. Wood Street, Vineland, NJ, and when the case is called you may appear either in person, or by attorney, and present any objections or comments which you may have to the granting of the application. The maps and documents are on file in the office of the Planning Board (fourth floor City Hall) and are available for inspection during normal office hours.

Respectfully,
MICHAEL GRUCCIO LAW
LIMITED LIABILITY COMPANY

Dated: July 16, 2026

MICHAEL J. GRUCCIO, ESQ.
Attorney for Applicant