

**APPLICANT: VINELAND COOPERATIVE PRODUCE
AUCTION ASSOCIATION, INC.
("VPA")**

PROJECT NAME: FRESH WAVE COLD STORAGE EXPANSION

PROPERTY LOCATION: 1088 N. MAIN ROAD

TAX MAP REFERENCE: BLOCK 1802, LOT 4

CITY OF VINELAND

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:

☒ Bulk ("C") Variance(s) for:

☐ Lot Area

☐ Lot Depth

☐ Lot Frontage

☐ Density

☒ **Side Yard Setback**

☐ Rear Yard

☐ Front Yard

☐ Lot Coverage

☐ Parking

☐ Height

☐ Sign Size

☐ Front Buffer

☒ **Side Buffer**

☐ Rear Buffer

☒ Other – All other variances, waivers or interpretations, as the case may be, for approval of this application and the plans for this application, as submitted. To provide more detail, the application features the proposed construction of a 3,750 square foot expansion to an existing industrial produce refrigeration facility.

The property is located at 1088 N. Main Road on the westerly side of N. Main, between Oak Road and Wheat Road, and is designated as Block 1802, Lot 4, on the City of Vineland Tax Map. The proposed development is known as "Fresh Wave Cold Storage Expansion" and is being proposed by the VPA, as the Owner of the subject property and as the Applicant. This Notice is being sent to you since you are an owner of, or have an interest in, property within 200 feet of the site of the application.

A public hearing will be held on Thursday, July 23, 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 documents and maps related to the application 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 10, 2026

MICHAEL J. GRUCCIO, ESQ.
Attorney for Owner and Applicant
Vineland Cooperative Produce
Auction Association, Inc.