

CITY OF VINELAND ZONING BOARD OF ADJUSTMENT
NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that AREA-Chestnut LLC (“Applicant”) has applied to the City of Vineland Zoning Board of Adjustment (the “Board”) for use variance approval (the “Application”) with respect to property having a street address of 1091 West Chestnut Avenue, in the City of Vineland, County of Cumberland, State of New Jersey, and being designated as Block 4709, Lots 6 and 7.01, on the City of Vineland Tax Map (the “Property”). The Property is located in the City of Vineland’s Residential Zoning District (the “R-3 Zone”).

PLEASE TAKE FURTHER NOTICE that Applicant proposes to develop the Property with seven (7) townhouse buildings containing a total of thirty-seven (37) townhouses, with each such townhouse to be located on its own lot. Since townhouses of the type proposed are not a permitted use in the R-3 Zone, the Board’s approval of a use variance pursuant to N.J.S.A. 40:55D-70d(1) is required.

PLEASE TAKE FURTHER NOTICE that as permitted by N.J.S.A. 40:55D-76b, Applicant is only applying for use variance approval at this time. In the event the Board approves the Application, Applicant will subsequently file an application for preliminary and final major site plan and/or preliminary and final major subdivision approval, together with any bulk variance or design waiver/exception relief which may be required.

PLEASE TAKE FURTHER NOTICE that, in connection with the Application, Applicant also seeks any additional exceptions, waivers, design waivers, variances, interpretations, *de minimis* exceptions, modifications of conditions of prior approvals, continuation of any preexisting nonconforming conditions, and other approvals reflected on the filed plans (as same may be further amended or revised from time to time without further notice) as may be determined to be necessary during the review and processing of the Application by the Board and its professional staff.

PLEASE TAKE FURTHER NOTICE that a public hearing on the Application has been scheduled to be held before the Board on August 19, 2026 at 7:00 PM in the City of Vineland City Hall, located at 640 E. Wood Street, Vineland, New Jersey 08362. Any interested party may attend in person or by attorney and present any objections, or otherwise be heard, with reference to this application.

PLEASE TAKE FURTHER NOTICE that the Application and supporting materials (including maps and plans, as applicable) will be available for public inspection at least ten (10) days before the public hearing. Copies of the Application, plans, maps, and other supporting materials, as applicable, are on file and available for public inspection by interested parties during regular business hours, in the office of the Board, within the City of Vineland City Hall, located at 640 E. Wood Street, Vineland, New Jersey 08362.

PLEASE TAKE FURTHER NOTICE that the Board may, at its discretion, adjourn, postpone, or continue said public hearing from time to time and you are hereby notified that you should make diligent inquiry of the Board’s office concerning adjournments, postponements, or continuations.

Duncan M. Prime, Esquire, Prime Tuvel & Miceli
Attorney for AREA-Chestnut LLC, Applicant