

CITY OF VINELAND ZONING BOARD OF ADJUSTMENT
NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that Bareiszs Auto Holdings LLC, a New Jersey Limited Liability Company, has submitted an application to the City of Vineland Zoning Board of Adjustment for the grant of a use variance to enable the Applicant to utilize the vacant commercial building and the office within the building, located at 2575 S. Main Road in the City of Vineland, in conjunction with the Applicant's proposed operation of an auto repair facility. Waiver of new site plan approval and maintenance of all existing commercial signage are also requested.

A hearing to consider the application will be held at 7:00 p.m. on Wednesday, August 19, 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 officially designated on the Tax Map of the City of Vineland as Block 6801, Lot 84. By way of further identification, the property sought to be developed is located partly in the B-2 (Business) Zone and partly in the R-5 (Residential) Zone, as delineated on the Zoning Map of the City of Vineland.

As stated, the Applicant seeks a use variance, as well as waiver of site plan approval, together with the opportunity to utilize existing commercial signage on the premises, in connection with the proposed operation of an auto repair facility on the property in question.

The applicant also seeks such other variances, deviations, design exceptions, design waivers, submission waivers, interpretations or plan modifications as may be determined to be necessary during review and hearing of the application.

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: July 15, 2026

MICHAEL J. GRUCCIO, ESQ.
Attorney for Applicant
Bareiszs Auto Holdings LLC
A New Jersey Limited Liability