

VINELAND CITY ZONING BOARD OF ADJUSTMENT
NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that BREWSTER 1 SPV LLC (“Applicant”) has applied to the Vineland City Zoning Board of Adjustment (the “Board”) for use variance approval and ancillary bulk variance approval to construct a 21-lot Single Family Subdivision along with related site improvements, including but not limited to, constructing driveways, landscaping, lighting, grading and stormwater systems (the “Application”) on property having a street address of 811 N. Brewster Road, in the City of Vineland, County of Cumberland, State of New Jersey, and being designated as Block 3301, Lot 56 on the City of Vineland Tax Map (the “Property”).

PLEASE TAKE FURTHER NOTICE that Applicant is seeking a use variance pursuant to N.J.S.A. 40:55D-70d(1) to permit a cluster residential subdivision on the Property, where the Property contains a total lot area of approximately 20.6 acres, whereas a minimum total land area of 50 acres is required for a cluster residential subdivision in the R-5 (RESIDENTIAL-5) Zone. No preliminary or final major subdivision approval is sought as part of this hearing; any required subdivision approval will be the subject of a subsequent application.

PLEASE TAKE FURTHER NOTICE that, in connection with the Application, Applicant further seeks the following ancillary variance relief pursuant to N.J.S.A. 40:55D-70c from the City of Vineland Land Use Ordinance:

1. From §425 Attachment 1 – Schedule of Zoning Requirements to permit a corner lot area of 17,001 square feet, where a minimum corner lot area of 18,000 square feet is required.
2. From §425 Attachment 1 – Schedule of Zoning Requirements to permit a frontage of an interior lot of 75 feet, where a minimum frontage of 110 feet is required.
3. From §425 Attachment 1 – Schedule of Zoning Requirements to permit a frontage of a corner lot of 106.7 feet, where a minimum frontage of 120 feet is required.
4. From §425-279.f.1(f) to permit stormwater management basins within the designated open space areas, whereas stormwater management basins do not qualify toward the required open space.

PLEASE TAKE FURTHER NOTICE that, in connection with the Application, the Applicant also seeks any additional deviations, exceptions, design waivers, submission waivers, variances, use variances, conditional use variances, interpretations, de minimis exceptions to the State of New Jersey Residential Site Improvement Standards, continuations of any pre-existing non-conforming conditions, modifications of prior imposed conditions and other approvals reflected on the filed plans (as same may be further amended or revised from time to time without further notice) and as may be determined to be necessary during the review and processing of the Application.

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, prevailing time, in the Council Chambers on the 2nd floor of the Vineland City Hall, located at 640 East Wood Street, Vineland, NJ 08360, at which time 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 plans) will be available for public inspection at least ten (10) days before the public hearing. Copies of the Application, plans, and other supporting materials, as applicable, are on file and available for public inspection by interested parties during regular business hours, in the Planning Division office, on the 4th floor of the Vineland City Hall, located at 640 East Wood Street, Vineland, NJ 08360.

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, LLC
Attorney for BREWSTER 1 SPV LLC, Applicant