

CITY OF VINELAND ZONING BOARD OF ADJUSTMENT
NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that the City of Vineland Zoning Board of Adjustment will conduct a public hearing with respect to an application submitted by and on behalf of William Gruccio and Courtney L. Gruccio for bulk variance relief in connection with a proposed 607 square foot enlargement of an existing family home, and a proposed 360.16 square foot of an existing outdoor patio, as well as the addition of an outdoor kitchen, along with placement of a rear yard outdoor children's play area on property located at 1114 Venezia Avenue, designated on the City of Vineland Tax Map as Lot 11 in Block 5204.

The hearing 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, as stated, officially identified on the Tax Map of the City of Vineland as Lot 11 in Block 5204, and, as noted, the property in question has a street address of 1114 Venezia Avenue, Vineland, NJ 08361. By way of further identification, the property sought to be developed is located in the R-4 (Residential) Zone, as delineated on the Zoning Map of the City of Vineland.

The Applicant is seeking a bulk variance to accommodate the proposed improvements that result in an increase of the existing nonconforming impervious lot coverage associated with the property of 33.61% to 39.91%. The Ordinance permits maximum coverage of 30% on a lot in the R-4 (Residential) Zone.

The applicant also seeks any 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 related 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 14, 2026

MICHAEL J. GRUCCIO, ESQ.
Attorney for Applicant