

CITY OF VINELAND ZONING BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that the City of Vineland Zoning Board will conduct a public hearing with respect to an application submitted by LWM Predevelopment LLC, seeking revised preliminary and final major site plan approval to include phasing, the placement of a sales and construction trailer and the placement of mailbox clusters pursuant to the grant of a use variance to establish a 65 and older independent senior living community with personalized care, featuring 30 two-bedroom cottage style dwelling buildings, 26 one-bedroom and studio cottage style dwelling buildings and 24 one-bedroom and one-bedroom cottage style dwelling buildings arranged in pocket neighborhoods, together with a 5,000 square foot community center, on property located and designated on the City of Vineland Tax Map as follows:

1292 W. Sherman Avenue- Block 6101, Lot 32
2557 S. Orchard Road – Block 6101, Lot 35
2477 S. Orchard Road – Block 6101, Lot 36

Note that the three Tax Map lots described above have been consolidated into one all-inclusive parcel constituting Lot 32.01 in Block 6101, with a street address of 2585 S. Orchard Road, in accordance with a requirement established in connection with preliminary and final major site plan approval granted by the City of Vineland Zoning Board, as memorialized by Resolution No. 2023-79, adopted on January 17, 2024.

The property, which is the subject of this application, is located in the B-3 (Business) Zone, and in the Townhouse Overlay Zone, as delineated on the Zoning Map of the City of Vineland.

In addition to seeking revised preliminary and final major site plan approval for the project in accordance with a use variance for the development previously granted by the City of Vineland Zoning Board, as memorialized by Resolution No. 2023-43, adopted on June 21, 2023, and preliminary and final major site plan approval, in conjunction with the use variance granted by the City of Vineland Zoning Board, as memorialized by Resolution No. 2023-79, adopted on January 17, 2024, the applicant also seeks approval of a phasing plan, to allow the placement of a sales and construction trailer on the premises of the development and a clustering of mailboxes at various locations in the Community, together with all 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.

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, located at 640 E. Wood Street, Vineland, New Jersey 08360.

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 31, 2026

MICHAEL J. GRUCCIO, ESQ.
Attorney for Applicant
Live Well at Vineland LLC,
A New Jersey Limited Liability
Company