

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 David Crescenzo for use variance and preliminary and final major site plan approval, related to property located at 524 N. East Avenue and contiguous property located at 522 N. East Avenue, designated, respectively, as Lot 8 in Block 2324 and as Lot 9 in Block 2324 on the City of Vineland Tax Map.

The hearing will be held at 7:00 PM on Wednesday, September 16, 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 the said time and place, all interested parties will be given an opportunity to be heard in accordance with the rules, regulations and procedures established by the City of Vineland Zoning Board.

As stated, the property which is subject to this application, is officially designated as Lot 8 in Block 2324 and as Lot 9 in Block 2324, on the City of Vineland Tax Map, having street addresses of 524 N. East Avenue and 522 N. East Avenue respectively. By way of further identification, the property sought to be developed is located in the R-2 (Residential) Zone, as delineated on the Zoning Map of the City of Vineland.

The applicant seeks preliminary and final site plan approval for the proposed conversion of an existing 2 car garage to a one-bedroom dwelling unit and development of additional parking spaces to increase onsite parking space count to 26 spaces, together with a use variance to continue the existing mixed use of the property featuring a two-family dwelling and a public purpose school.

In addition to requesting the relief specified above, the applicant seeks any variances, deviations, design exceptions, design waivers, submission waivers, interpretations or plan modifications as may be determined to be necessary to a 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: August 28, 2026

MICHAEL J. GRUCCIO, ESQ.
Attorney for Applicant
David Crescenzo