

CITY OF VINELAND PLANNING BOARD NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that the City of Vineland Planning Board will conduct a public hearing with respect to an application submitted by and on behalf of Toxaway Automotive Vineland LLC for preliminary and major site plan approval, together with bulk variance relief, in connection with the proposed construction of a Take 5 Auto Service Facility on property located at 1316 W. Landis Avenue, designated on the City of Vineland Tax Map as Lot 16 in Block 2707.

The hearing will be held at 6:30 p.m. on Wednesday, October 14, 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 Planning 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 Block 2707, Lot 16, and, also as noted, the property in question has a street address of 1316 W. Landis Avenue, Vineland, NJ 08360. By way of further identification, the property sought to be developed is located in the ARR (Aged Restricted Residential) Zone, as delineated on the Zoning Map of the City of Vineland.

In addition to seeking preliminary and major site approval associated with the project, the applicant also seeks the following variance relief in particular.

Ordinance Standard of 12 Parking Spaces	Applicant proposes 7 Parking Spaces
Maximum Sign Area – 10% of front wall of building – 71.4 sq. ft.	Applicant proposes front wall signage containing aggregate square footage of 125.91 sq. ft.
Wall Sign Location (Ordinance restricts façade signage to front wall)	Applicant proposes façade signage on non-street facing east and west sides of specialized auto service facility proposed to be developed
Minimum setback prescribed by Ordinance-30 feet	Applicant proposes westerly side yard setback of 21.5 feet and easterly side yard setback of 6 feet

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 Planning 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 10, 2026

MICHAEL J. GRUCCIO, ESQ.
Attorney for Applicant
Toxaway Automotive Vineland LLC