# PUBLIC NOTICE

Please take notice that Highland-Kingdale Associates, LLC ("Applicant") has filed an application for development with the City of Vineland Planning Board ("Board") regarding real property located at the intersection of W. Park Avenue (C.R. 540) and Delsea Drive (NJ Route 47), which is designated as block 2201, lot 63 on the municipal tax map. The Applicant seeks preliminary and final major site plan approval to convert an existing vacant building into a Crash Champions auto body shop with associated improvements; including a proposed sliding gate, new signage, a fence, and modification of the parking lot. The Applicant also seeks minor subdivision approval to subdivide the one existing lot into two proposed lots, Proposed Lot 63.02 (containing the proposed Crash Champions) and Proposed Lot 63.01 [containing the remaining land and building(s)]. This will allow the Applicant to create buffers along adjacent properties.

The Applicant also seeks approval of the following variances under the municipal land use ordinance:

1. Impervious coverage, lot 63.01, remainder lot (83.96% provided vs. 50% maximum allowed). No new impervious areas are proposed through the proposed subdivision.
2. Impervious coverage, lot 63.02, new lot (82.74% provided vs. 50% maximum allowed). No new impervious areas are proposed. The impervious coverage will remain the same for the overall property.
3. Side buffer, proposed lots 63.01 and 63.02 (0 feet provided vs. 5 feet required). The proposed common line between the wo lots will be located within an existing asphalt area.
4. On-site parking space amount, lot 63.01, remainder lot (526 spaces provided vs. 560 spaces +/- required subject to building measurement).
5. Front yard, lot 63.02, new lot (90.61 feet provided from the centerline of Delsea Drive vs. 100 feet required).
6. Front yard, lot 63.01, remainder lot (95.9 feet provided from the centerline of Park Avenue vs. 100 feet required).
7. Front buffer, lot 63.02, new lot, Delsea Drive (11.3 feet provided vs. 25 feet required).
8. Front buffer, lot 63.02, new lot, Park Avenue (12.3feet provided vs. 25 feet required).
9. Front buffer, lot 63.02, new lot, Delsea Drive (10.24 feet provided vs. 25 feet required).
10. Front buffer, lot 63.02, new lot, Park Avenue (10 feet provided vs. 25 feet required).
11. Front buffer, lot 63.01, remainder lot, Park Avenue (0 feet provided vs. 25 feet required).

The Applicant also requests any additional variances, submission waivers, exceptions, design waivers, de minimis exceptions, interpretations, modifications of conditions of prior approvals, continuation of any preexisting non-conforming conditions, conditional use approval, other approvals reflected on the plans (as same may be further amended or revised from time to time without further notice) and any other approvals that may be required and/or determined to be necessary during the review and processing of the application by the Board and its professional staff or required by the Board at the public hearing.

This application shall be considered by the Board at a public hearing on November 12, 2026 at 6:30 p.m. in-person at the City of Vineland, Council Chambers, 2nd Floor, 640 E. Wood Street Vineland, New Jersey 08360, at which time you may appear either in person or through an attorney and present any objection that you may have to the granting of this application. A copy of the application and supporting documentation is on file in the Board's office in the City of Vineland, Municipal Building, 640 E. Wood Street Vineland, New Jersey, and is available for public inspection during regular business hours. You may contact the Board secretary Yasmin Perez, by phone at (856) 794-4000 extension 4088 or by email at yperez@vinelandcity.org for definitive information on consideration of the application. The application may be adjourned to another date without further notice to you and you are advised to contact the Board in order to confirm the date and time of the hearing.

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