

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 a land development application submitted by Robert L. Mole, Jr. and Annette B. Mole for minor subdivision (resubdivision) approval, use variance and bulk variance relief, related to the following properties they own:

Block 5502, Lot 53 – 1452 S. Delsea Drive
Block 5502, Lot 54 – 1480 S. Delsea Drive
Block 5502, Lot 55 – 990 Elm Road
Block 5502, Lot 56 – 1008 Elm Road.

The hearing will be held at 7:00 PM on Wednesday, October 21, 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.

The property which is subject to this application, consists of four (4) separate tax map parcels, identified on the City of Vineland Tax Map, as described above. By way of further identification, the property sought to be developed is partially located in the B-3 (Business) Zone and partly located in the R-5 (Residential) Zone, as delineated on the Zoning Map of the City of Vineland.

Because of the split-zone situation involving the property, a use variance is requested in conjunction with the applicants' request for approval of a minor subdivision (resubdivision). The redivision involves the adjustment of certain lot lines. In addition, the applicants seek bulk variance relief as follows:

<u>Ordinance Requirement</u>	<u>Proposed by Applicant</u>	<u>Required by Ordinance</u>	<u>Affected Proposed Lot</u>
Lot Area Lot Frontage	31,340 SF 120 FT	45,000 SF 150 FT	Lot 53 Lot 53 (pre-existing condition not created or exacerbated by the proposed subdivision)
Maximum Impervious Coverage	59.0%	50% (Maximum Allowable)	Lot 53

Front Yard Setback	30.1 FT	35 FT	Lot 54 (pre-existing condition, and Lot 54 is included in this description of required bulk variance relief to accommodate the subdivision as Lot 54 is implicated in this subdivision)
Front Yard Setback	47.3 FT	60 FT	Lot 55 (pre-existing condition)
Side Yard Setback	16.8 FT	35 FT	Lot 55 (pre-existing condition)
Maximum Impervious Coverage	32.7%	15%	Lot 55 (this is a considerable improvement as impervious lot coverage associated with current configuration of Lot 55 is 57.3%)
Lot Frontage	115 FT	100 FT	Lot 56 (pre-existing condition not created or exacerbated by the proposed subdivision)
Front Yard Setback	58.4 FT	60 FT	Lot 56 (pre-existing condition not created or exacerbated by the proposed subdivision)

Along with 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: October 1, 2026

s/ Michael J. Gruccio
MICHAEL J. GRUCCIO, ESQ.
Attorney for Applicant
Robert L. Mole, Jr. & Annette B. Mole