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 and on behalf of Michael W. Bokma and Janis M. Bokma for preliminary and final major site plan approval and for an extension of a previously granted use variance, together with bulk variance relief, related to property they own located at 822 N. Brewster Road, Vineland, NJ 08361, designated on the City of Vineland Tax Map as Lot 4.03 in Block 2505.

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 the subject of this application contains area of 3.02 acres and, as stated above, is identified as Lot 4.03 in Block 2505 on the City of Vineland Tax Map. By way of further identification, the property is located on the westerly side of N. Brewster Road, north of Maple Avenue and south of Oak Road. The premises are located in the R-5 (Residential) Zone, as delineated on the Zoning Map of the City of Vineland.

This application seeks preliminary and major site plan approval of and for a landscape contractor's yard, together with the continuation of the use variance previously granted to allow the landscape contractor's yard to be located on, and to be operated from, the premises in question.

In addition, the applicants seek bulk variance relief as follows:

Nature of Deviation	Proposed by Applicant	Required by Ordinance
Front Yard Setback	46.4 feet (Existing)	60 feet
Impervious Lot Coverage	22% (Existing & Proposed)	15% (maximum allowable)

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 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: September 9, 2026

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MICHAEL J. GRUCCIO, ESQ.
Attorney for Applicants
Michael W. Bokma and Janis M. Bokma