VINELAND CITY ZONING BOARD OF ADJUSTMENT
NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that BREWSTER 1 SPV LLC ("Applicant") has applied to the Vineland City Zoning Board of Adjustment (the "Board") for use variance approval and ancillary bulk variance approval to construct a 21-lot Single Family Subdivision along with related site improvements, including but not limited to, constructing driveways, landscaping, lighting, grading and stormwater systems (the "Application") on property having a street address of 811 N. Brewster Road, in the City of Vineland, County of Cumberland, State of New Jersey, and being designated as Block 3301, Lot 56 on the City of Vineland Tax Map (the "Property").

PLEASE TAKE FURTHER NOTICE that while clustered single-family residential subdivisions of the type proposed are a permitted use in the R-5 Zone, provided there is a minimum lot area of 50 acres. As the Property contains a total lot area of only approximately 20.6 acres, Applicant is seeking a use variance pursuant to N.J.S.A. 40:55D-70d to permit a clustered single-family residential subdivision on the Property.

PLEASE TAKE FURTHER NOTICE that, in connection with the Application, Applicant further seeks the following ancillary variance relief pursuant to N.J.S.A. 40:55D-70c from the City of Vineland Land Use Ordinance:

1. From §425 Attachment 1 – Schedule of Zoning Requirements to permit a minimum frontage for an inside lot of 100 feet, where a minimum lot frontage of 110 feet is required (existing non-conformity).

2. From §425 Attachment 1 – Schedule of Zoning Requirements to permit a minimum lot frontage of 0 feet for the proposed open space lot, where a minimum lot frontage of 110 feet is required.

3. From §425-279.f.1(f) to permit a minimum of 40.5% of the gross land area to be preserved as common or public open space, where a minimum of 50% is required.

4. From §425-75.f.1 to permit a cul-de-sac with a length exceeding 750 feet, where a maximum cul-de-sac length of 750 feet is permitted.

PLEASE TAKE FURTHER NOTICE that, in connection with the Application, the Applicant also seeks any additional deviations, exceptions, design waivers, submission waivers, variances, use variances, conditional use variances, interpretations, de minimis exceptions to the State of New Jersey Residential Site Improvement Standards, continuations of any pre-existing non-conforming conditions, modifications of prior imposed conditions and other approvals reflected on the filed plans (as same may be further amended or revised from time to time without further notice) and as may be determined to be necessary during the review and processing of the Application.

PLEASE TAKE FURTHER NOTICE that, as permitted by N.J.S.A. 40:55D-76b, Applicant is bifurcating the Application and is, therefore, only applying for a use variance

approval, together with bulk variance relief, at this time. In the event the Board approves the Application, Applicant may subsequently file an application for preliminary and final major site plan approval, together with any bulk variance or design waiver/exception relief which may be required.

PLEASE TAKE FURTHER NOTICE that a public hearing on the Application has been scheduled to be held before the Board on November 18, 2026, at 7:00 PM, prevailing time, in the Council Chambers on the 2nd floor of the Vineland City Hall, located at 640 East Wood Street, Vineland, NJ 08360, at which time any interested party may attend in person or by attorney and present any objections, or otherwise be heard, with reference to this application.

PLEASE TAKE FURTHER NOTICE that the Application and supporting materials (including plans) will be available for public inspection at least ten (10) days before the public hearing. Copies of the Application, plans, and other supporting materials, as applicable, are on file and available for public inspection by interested parties during regular business hours, in the Planning Division office, on the 4th floor of the Vineland City Hall, located at 640 East Wood Street, Vineland, NJ 08360.

PLEASE TAKE FURTHER NOTICE that the Board may, at its discretion, adjourn, postpone, or continue said public hearing from time to time and you are hereby notified that you should make diligent inquiry of the Board's office concerning adjournments, postponements, or continuations.

Duncan M. Prime, Esquire, Prime Tuvel & Miceli, LLC
Attorney for BREWSTER 1 SPV LLC, Applicant