

Zoning Board of Adjustment

City of Millville

October 1st, 2020

Teleconference due to Covid-19 Pandemic

6:00 PM

1. Open Public Meeting Act Statement Of Conformance

Zoning Board of Adjustment

City of Millville

October 1st, 2020 Agenda

Teleconference due to Covid-19 Pandemic

6:00 PM

1. Open Public Meetings Act Statement of Conformance:

"This meeting is being conducted by teleconference due to the COVID-19 PANDEMIC, was advertised, posted, and made available to the public to attend and provide public comment during the public portion of the meeting in accordance with the Open Public Meetings Act, Chapter 231, Public Laws of 1975, as required by Statute. Business will be limited to items listed on the agenda only." Public comment will be accepted in accordance with the rules of the Zoning Board of Adjustment. The Board Secretary will be taking the names of those members of the public who wish to comment via teleconference. Please be sure to mute your phone after providing the Secretary with your name to limit outside noise during the call. You may unmute your phone when you are called upon to speak during the public portion. The secretary is directed to include a statement in the minutes of this meeting."

Please join my meeting from your computer, tablet or smartphone.

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You can also dial in using your phone.

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- One-touch: [TEL:+12245013412,,866924965#](tel:+12245013412,866924965)

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When the hearing is opened to the public you may comment or by agent or attorney and present any objections which you may have to the granting of the relief sought in the petition.

2. ROLL CALL*

Mr. George LaTore	(12/31/22)
Mrs. Sheila Roselle	(12/19/21)
Mr. John Worthington, Chairman	(12/31/22)
Mr. Brian McGahhey	(12/31/20)
Mrs. Pauline Velez, Alt. I	(08/01/21)
Mr. Robert Conner, Vice-Chairman	(12/31/21)
Ms. Sharlene Johnson, Alt. II	(01/02/22)
Mr. Timothy Carty	(02/07/21)
Mrs. Veronica Chainey	(12/31/22)
Vacant, Alt III	(01/02/19)
Solicitor Nathan Van Embden, Esquire	(annual)

2.I. MINUTES OF THE PREVIOUS MEETING

Regular Zoning Board Meeting Minutes September 3rd, 2020.

2.I.i. RESOLUTION

Resolution # 12-2020 Granting KEA Enterprise, LLC. request for “C” and “D” variances and minor site plan approval to change a renovated commercial structure from a mixed-use building to a triplex structure by converting the first floor of the commercial building into two residential unit located at 116 Mulberry Street in Block 367 Lot 4 in a B-3 Central Business Zone.

2.I.i.1. CORRESPONDENCE

2.I.ii. APPLICATIONS

Azucena Garcia 314 E. Broad Street in Block 341 Lot 7. Applicant is postponed to the next meeting date of November 5th due to missing noticing deadline on the Daily Journal noticing.

Azucena Garcia of 314 E. Broad Street in Block 341 Lot 7 in a R-5 Residential Zone

requesting "C" variances for expansion of existing non-conforming side setback of 2' 3" on the east side of the property and front setback relief.

Christine Tonetta and Terry Bays 2035 Carmel Road in Block 4 Lot 21

Christine Tonetta and Terry Bays of 2035 Carmel Road in Block 4 Lot 21 in an AC Agricultural Conservation District requesting "C-2" height variance for a proposed accessory structure 25ft. high.

Anthony Rocco 623 E. Main Street in Block 450 Lot 4

Anthony Rocco of 623 E. Main Street in Block 450 Lot 4 in a R-5 Residential Zone requesting "D" variance to operate a fitness training facility.

2.I.ii.1. Applications And Engineer Report

Documents:

[2035 CARMEL.PDF](#)
[TONETTA N BAYS APPLICATION MATERIALS 456.PDF](#)
[CHRISTINE TONETTA TERRY BAYS - PLANENG REPORT \(002\).PDF](#)
[623 E MAIN ST.PDF](#)
[ANTHONY ROCCO - PLANENG REPORT.PDF](#)

2.II. OTHER BUSINESS

2.II.i. ADJOURNMENT

Howard D. Melnicove, Esq.

From: "Howard D. Melnicove, Esq." <hdmlawyer@comcast.net>
Date: Wednesday, September 2, 2020 3:39 PM
Subject: Tonetta & Bays | Millville Variance Application | 2035 Carmel Road, Block 24, Lot 4, Millville, Cumberland County, NJ

Ms. Kristine Klawitter
 Zoning Board of Adjustment Secretary
 City of Millville
 Planning/Zoning Department
 P.O. Box 609
 Millville, NJ 08332

RE: Applicants: Christine Tonetta and Terry Bays
 Accessory Structure Height Variance
 Property Location: 2035 Carmel Road, Block 24, Lot 4, Millville, Cumberland County, NJ

Dear Ms. Klawitter:

I am the attorney for applicants, Christine Tonetta and Terry Bays, in regard to the above referenced height (C-2) bulk variance for a proposed development of a garage/storage building structure which will be accessory to the existing single family dwelling on the above referenced lot. A height variance (C-2) will be required for the proposed development in that the structure will be approximately 25 ft. high, when a maximum height of 15 ft. is permitted for accessory structures in the agricultural/conservation district wherein the property is located.

I will be hand-delivering to you (and I am attaching a copy to this email) the following:

1. One (1) original and fifteen (15) copies of the Development Application form.
2. Sixteen (16) copies of survey (attached hereto as a PDF as well), prepared by Reale Associates, LLC, dated 8/25/2008.
3. Sixteen (16) copies of variance plans showing the location of the proposed accessory structure on the Reale Associates, LLC survey.
4. Sixteen (16) copies of four elevation illustrations of the proposed accessory structure.
5. Sixteen (16) copies of elevation views of the proposed structure showing the total building height measurement (24' 6").
6. Sixteen (16) copies of the floor plan details.
7. Sixteen (16) copies of photographs of four views from the property.
8. Sixteen (16) copies of the current deed to the property, demonstrating the applicant's ownership.
9. One (1) copy of request for list of property owners within 200 ft., the original of which is being delivered to the tax assessor's office, along with my check in the amount of \$10.00.

The applicant will present evidence and argument to the Zoning Board of Adjustment to justify the proposed height variance in accordance with N.J.S.A. 40:55D-70(C-2) of the New Jersey Municipal Land Use Law. The applicant will present evidence that the proposed structure is in common with the structures in the neighborhood where the property is located, that it can be developed without substantial detriment to the public good, and that it will not substantially impair the intent and purpose of the zone plan and zoning ordinance of the municipality. Furthermore, the proposed development will support the general purposes of zoning and will result in benefit to the community.

At this time, I am requesting that this application be reviewed for completeness. I am also requesting that, after a

review of this application, the Board secretary advise me of the amount of the filing fee that will be required, based upon the nature of this application. I am requesting that this matter be placed on the Board's agenda for its regularly scheduled meeting on October 1, 2020 for both a finding of completeness and a hearing on the merits of the application. Prior to the meeting, I will be providing you, as Board Secretary, proof of publication and notice to all persons within 200 ft. of the property.

I thank you for your attention to this matter and I await your response.

Very truly,

HOWARD D. MELNICOVE, ESQ.

36 FRANKLIN STREET

BRIDGETON, NJ 08302

(856)453-0009 Office

(856)451-7322 Fax

hdmlawyer@comcast.net

Please contact my office at (856)453-0009 if your matter is time sensitive. Emails are not always able to be answered on the same day in which they are received.

Date Application Received: 9/3/20 Application # _____
Fee Paid: _____

**CITY OF MILLVILLE
ZONING BOARD OF ADJUSTMENT**

APPLICATION FORM

Please type or print all information

1. Application Information

Name: Christine Tonetta and Terry Bays

Address: 2035 Carmel Road

City Millville State NJ Zip 08332

Phone (856)207-8050

2. Applicant's Attorney Information

Name Howard D. Melnicove, Esq.

Address 36 Franklin Street

City Bridgeton State NJ Zip 08302

Phone (856)453-0009 Fax (856)451-7322

3. Property Information

Street Address 2035 Carmel Road

Block 4 Lot 21 Zone Ag/Conservation

Lot Area 5.05 acres Frontage 220 ft. Depth 1,000+/- ft.

4. The appropriate Plan has been filed with the Secretary of the Zoning Board of Adjustment of the City of Millville which may be examined at the Office of the Secretary on the 5th floor of City Hall 12 S. High Street, Millville, New Jersey between the hours of 8:30 AM and 4:30 PM Monday through Friday. The map or sketch indicates the existing locations of boundary lines and structures and the changes requested to be granted herein by this Application.

5) The present use of the land is single family dwelling

6) Description of proposed use or change to the property addition of an accessory detached pole barn/garage

7) The changes requested (are not) (*circle one*) permitted in this zone by the Development Regulations of the City of Millville. If permitted, set forth the Section of the Regulation by which such use is permitted.

Such use is permitted: permitted accessory use

8) Type of Variance requested:

A B C D (*Circle appropriate variance type*)

9) Set forth reasons why the Zoning Board of Adjustment should grant your application. Specify in detail all facts and reasons you intend to rely upon in support of the request.

The applicant proposes to construct a 30' by 60' post frame structure to be used as an accessory to the existing dwelling

for vehicles and storage. The height of the proposed structure is 25' high when 15' are permitted in the zone.

The applicant will demonstrate facts to support a height variance in accordance with N.J.S.A. 40:55D-70(c)(2).

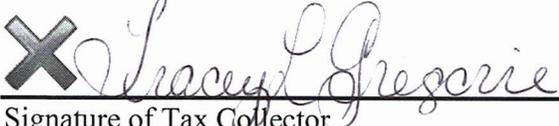
10) Date(s) and result(s) of any previous applications(s) to this Board for the above described property.

A. _____ B. _____ C. _____

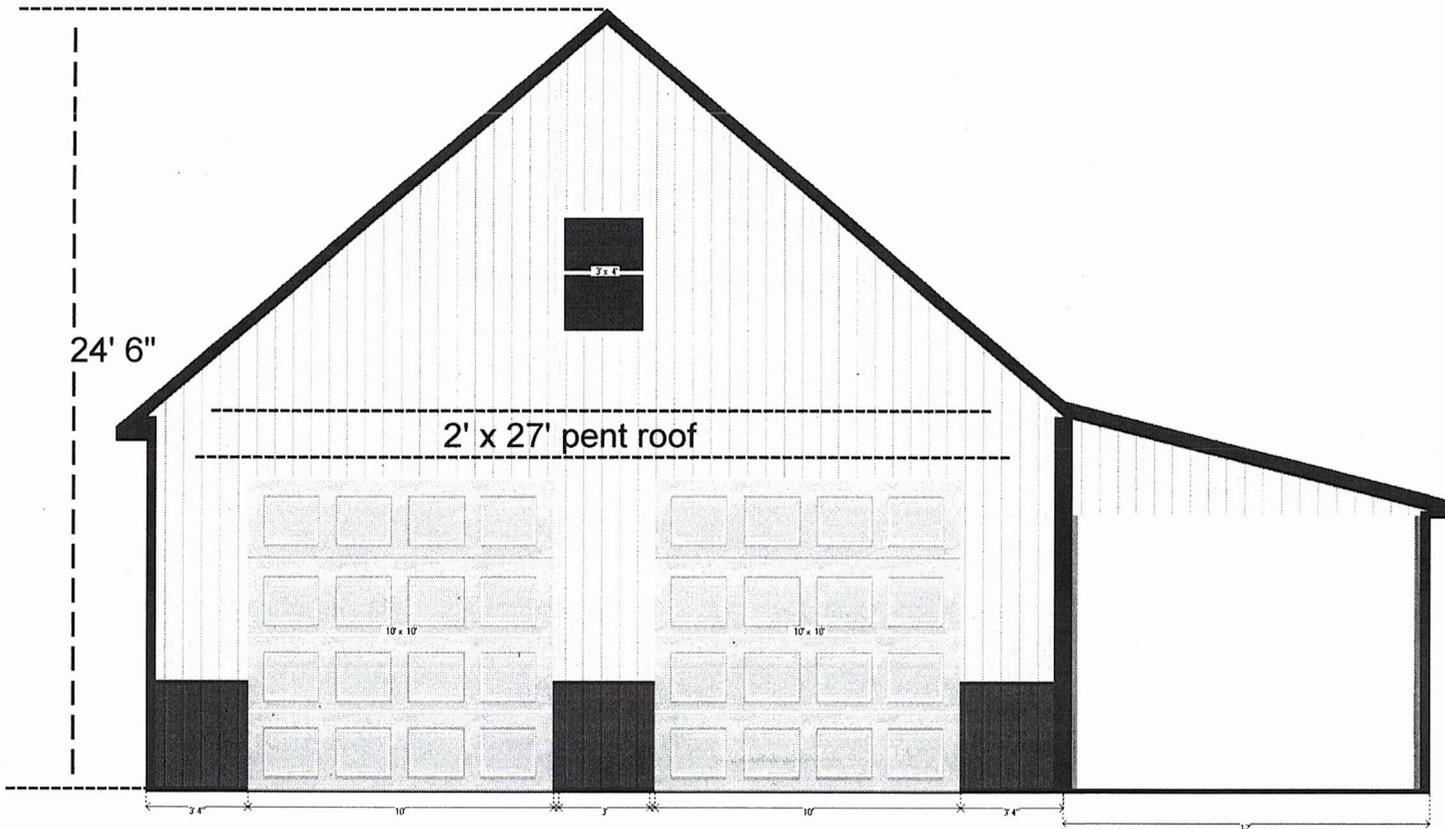
11) A hearing on this Application will take place at 6:30 PM on October 1, 2020 in the 4th floor Richard C. McCarthy Commission Chambers in Millville City Hall, 12 S. High Street, Millville, New Jersey.

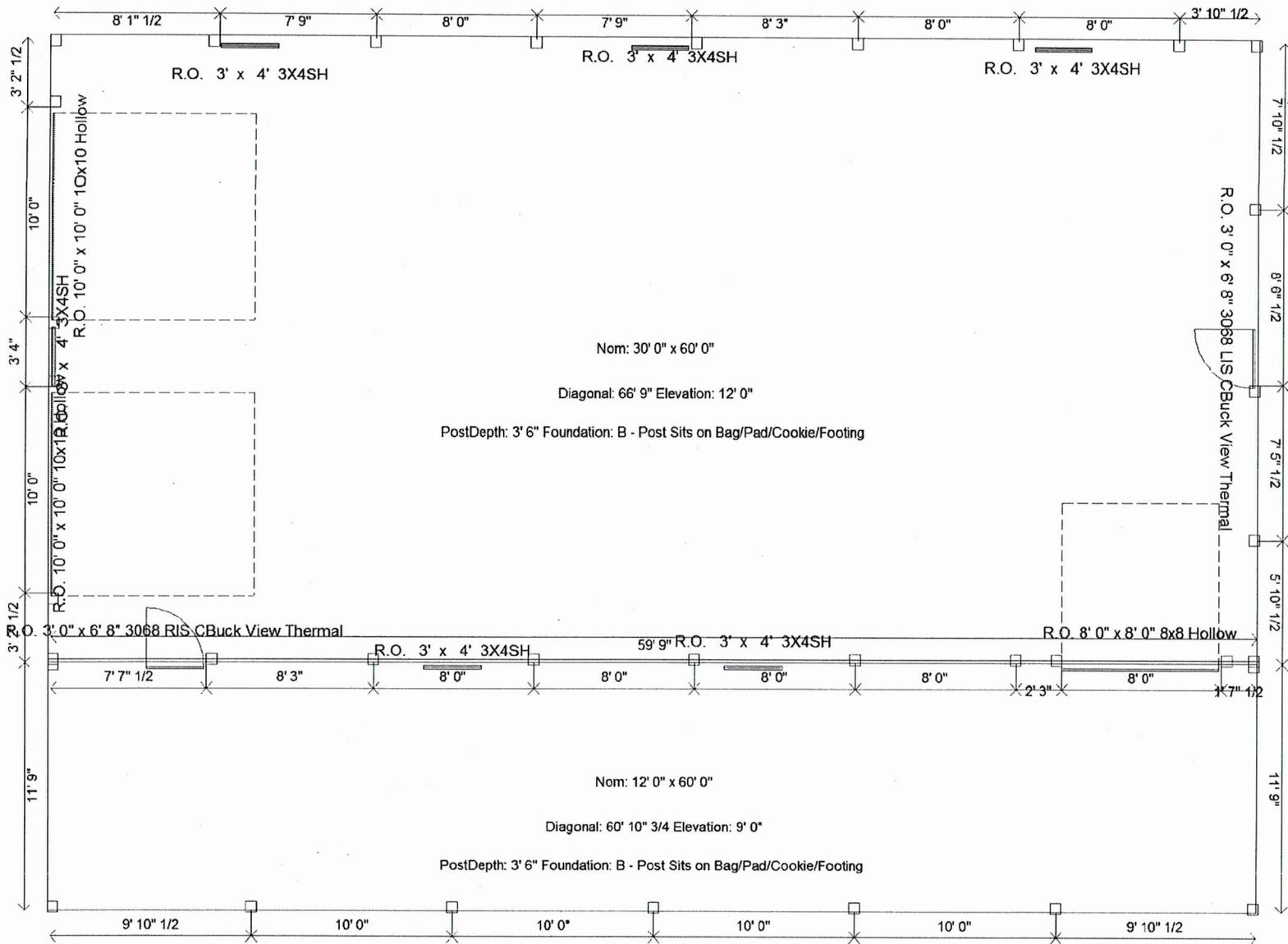
 9/3/2020
Signature of Applicant(s) Date

THIS IS TO CERTIFY THAT NO TAXES OR ASSESSMENTS FOR LOCAL IMPROVEMENTS ARE DUE OR DELINQUENT ON THE PROPERTY IN QUESTIONS – if applicable.

 9-3-2020
Signature of Tax Collector Date

ELEVATION PLAN (BY DIRECTION, ALL WINGS) -- West







Neighbors to West (none)



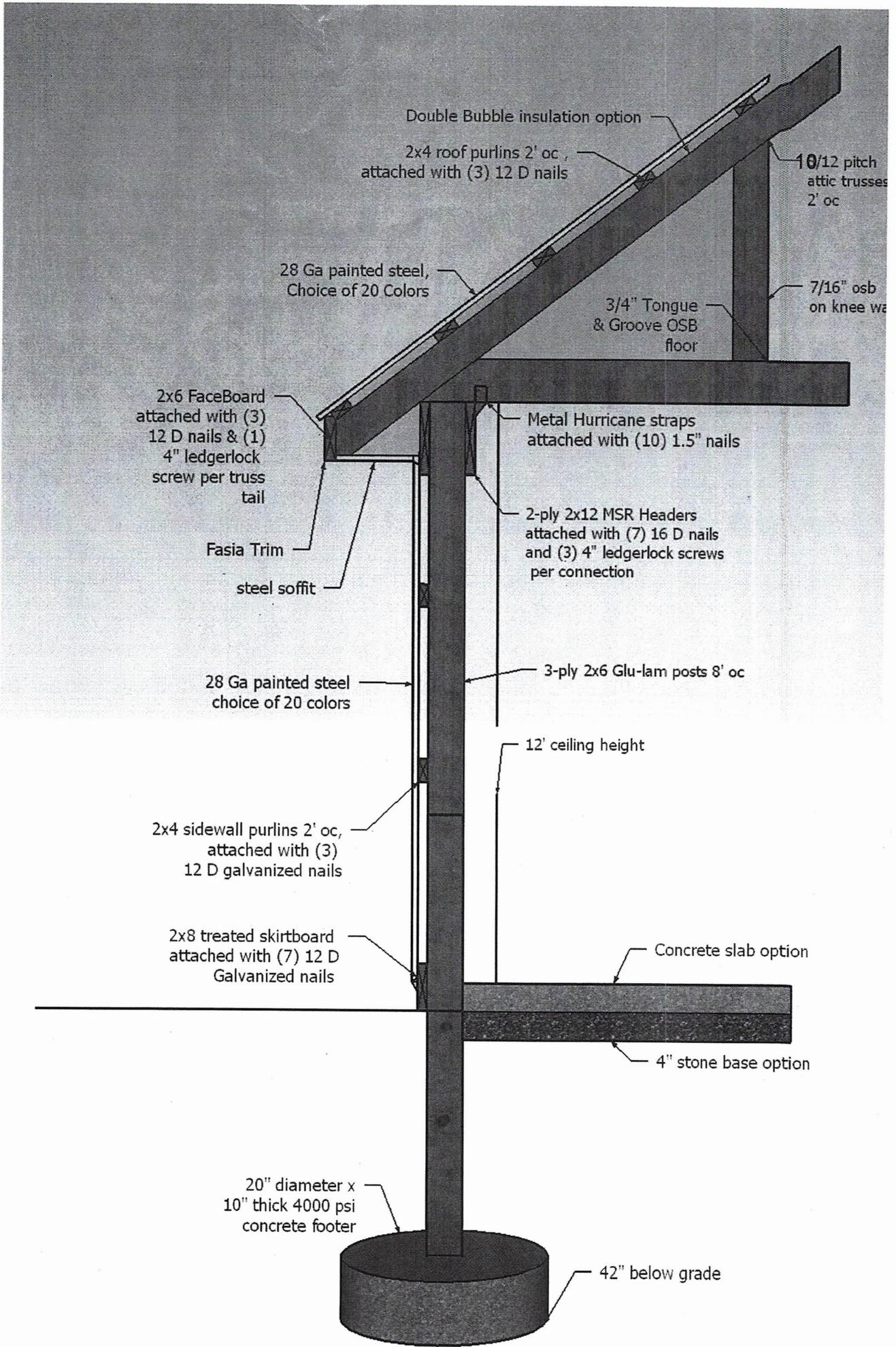
From buildings to street



Building Location



Neighbor to East



Double Bubble insulation option

2x4 roof purlins 2' oc ,
attached with (3) 12 D nails

10/12 pitch
attic trusses
2' oc

28 Ga painted steel,
Choice of 20 Colors

3/4" Tongue
& Groove OSB
floor

7/16" osb
on knee wa

2x6 FaceBoard
attached with (3)
12 D nails & (1)
4" ledgerlock
screw per truss
tail

Metal Hurricane straps
attached with (10) 1.5" nails

Fasia Trim
steel soffit

2-ply 2x12 MSR Headers
attached with (7) 16 D nails
and (3) 4" ledgerlock screws
per connection

28 Ga painted steel
choice of 20 colors

3-ply 2x6 Glu-lam posts 8' oc

12' ceiling height

2x4 sidewall purlins 2' oc,
attached with (3)
12 D galvanized nails

2x8 treated skirtboard
attached with (7) 12 D
Galvanized nails

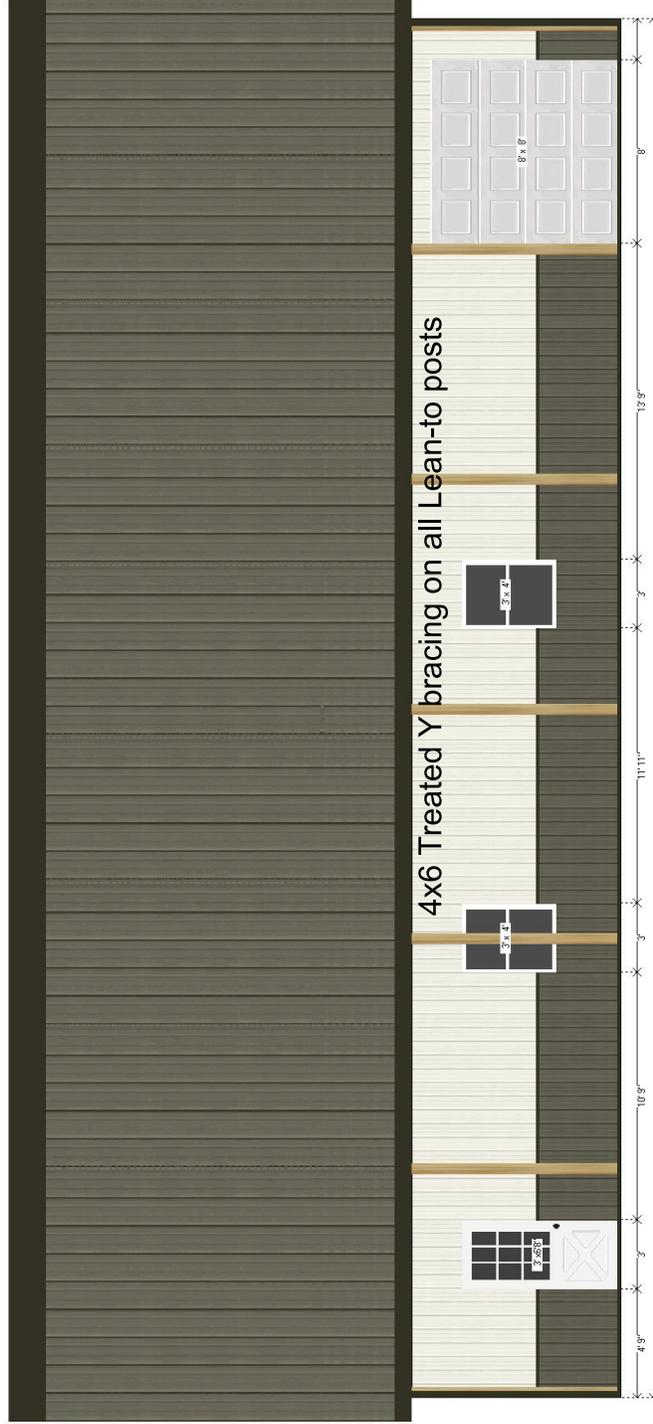
Concrete slab option

4" stone base option

20" diameter x
10" thick 4000 psi
concrete footer

42" below grade

ELEVATION PLAN (BY DIRECTION, ALL WINGS) -- South



Date: 8/21/2020
Terry Beatty, Inc.
Cochranville Pole Buildings
3000 State Road, Cochranville, PA 17015
610-470-8216
by PostFrame Manager

Cochranville Pole Buildings
Custom Post Frame Buildings
610-470-8216

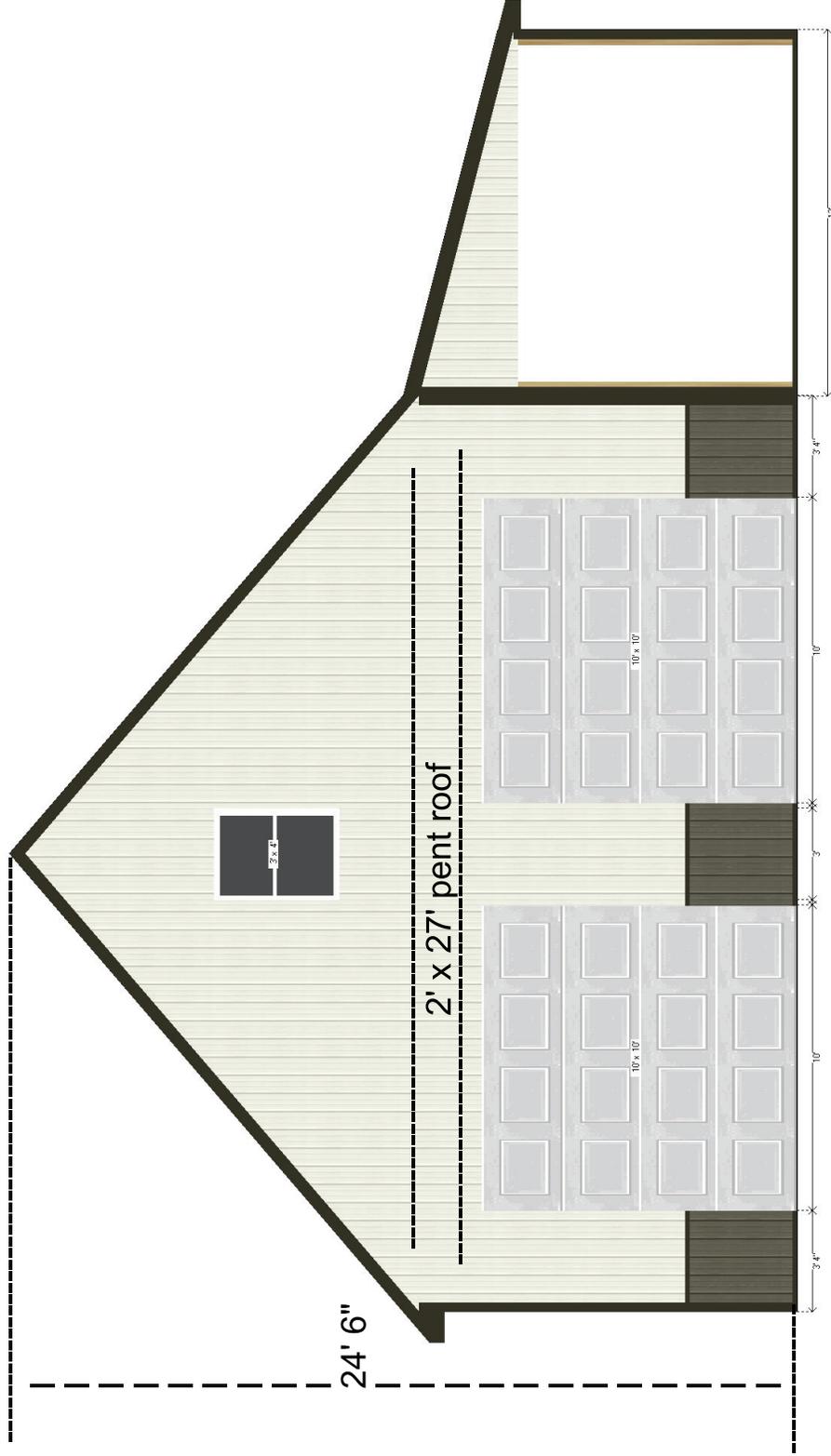
ELEVATION PLAN (BY DIRECTION, ALL WINGS) -- North



Date: 8/20/2020
User: Brian.Lee
Cochranville Pole Buildings
3000 Highway 102, Cochranville, PA 17327
(610) 470-8216
by PostFrame Manager®

Cochranville Pole Buildings
Custom Post Frame Buildings
610-470-8216

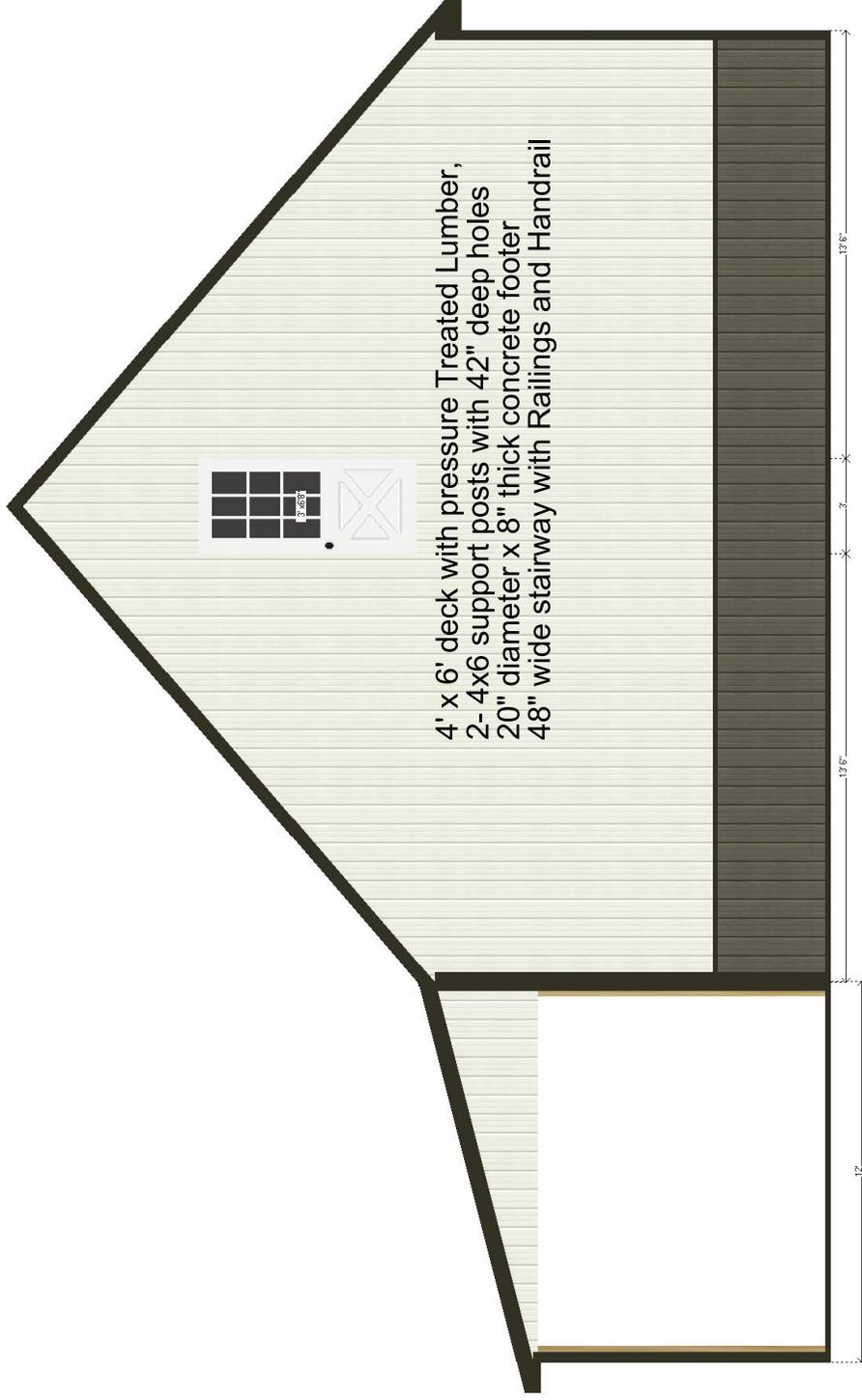
ELEVATION PLAN (BY DIRECTION, ALL WINGS) -- West



Date: 8/21/2020
Terry Beyer, Inc.
Cochranville Pole Buildings
10000 State Road, Cochranville, PA 17315
610-470-8216
by PostFrame Manager®

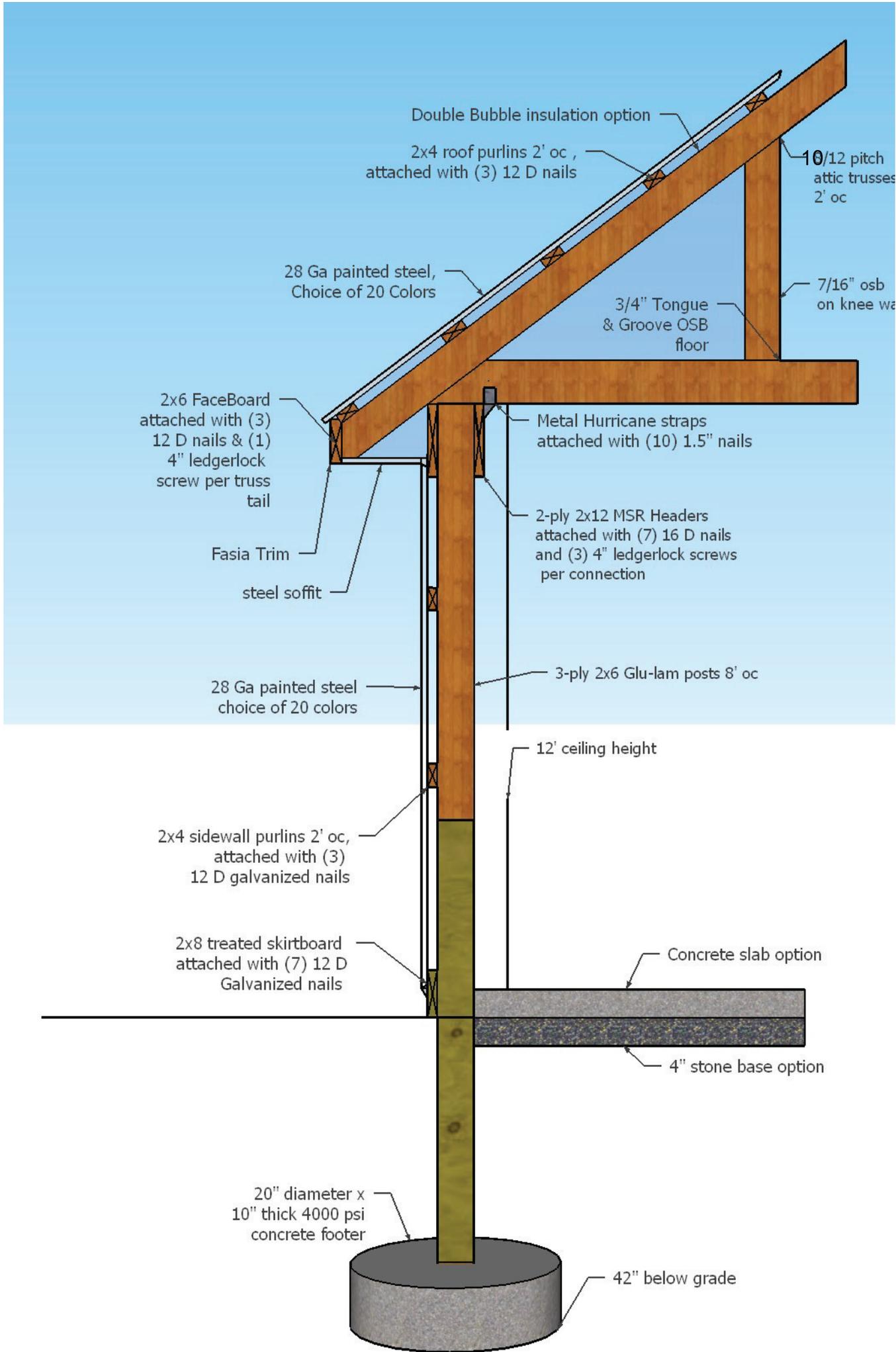


ELEVATION PLAN (BY DIRECTION, ALL WINGS) -- East



Date: 8/21/2020
Terry Beyer, Inc.
Cochranville Pole Buildings
1000 E. Main St., Cochranville, PA 17015
610-470-8216
by PostFrame Manager®





Zoning Board Review - Engineering & Planning Report

Report Date: 09/23/2020

Parcel: Block 4, Lot 21
Applicant: Christine Tonetta and Terry Bays
Owner: Christine Tonetta and Terry Bays
Attorney: Howard D. Melnicove, Esq.
Project: 2035 Carmel Road – Pole Barn
Zone: Agricultural Conservation (AC)
Action Sought: C Bulk Variance
Existing Streets: Carmel Road | County Route 608 (Minor Arterial)

Meeting Date: 10/01/2020

Upon review of the application regarding the above-mentioned project, the following report has been offered for the Board’s consideration with respect to the Site Plan application.

ENGINEERING & PLANNING REPORT

Documents Reviewed:

- City of Millville Zoning Board Application, dated September 3, 2020
- Existing Survey of Site, dated August 25, 2008, prepared by Reale Associates, LLC
- Proposed Variance Plan of Site Sketch
- Elevation Plan of Proposed Pole Barn, dated August 8, 2020, prepared by Cochranville Pole Buildings
- Elevation Plan with Proposed Height, dated August 31, 2020, prepared by Cochranville Pole Buildings
- Floor Plan of Proposed Pole Barn, dated August 31, 2020, prepared by Cochranville Pole Buildings
- Photos of Site
- Structural Detail of Proposed Pole Barn
- Copy of Deed, dated August 29, 2009

Existing Land Use & Zoning

The Applicant proposes to construct a 30’ by 60’ post frame structure (pole barn) to be used as an accessory to the exiting dwelling on site for vehicles and storage.

Proposal & Variances

The Applicant seeks height variance approval for a 24’6” pole barn where zoning allows 15’.

Planning Comments

1. The applicant appears to seek a c(2) variance where the granting of the subject variance would advance the purposes of local zoning without substantial detriment to the community. The requestor must demonstrate each of the following:
 - a. The variance is needed for a specific piece of property;
 - b. The variance advances the purposes of Municipal Land Use Law (refer to 40:55D-2);
 - c. The benefits of the deviation from the local zoning ordinance would substantially outweigh any detriment;
 - d. The variance can be granted without substantial detriment to the public good; and
 - e. Granting the variance will not substantially impair the intent and purpose of the zone plan and zoning ordinance.

Engineering Comments

1. The proposed location of the pole barn meets all side and rear setbacks for the agricultural conservation zone. However, the proposed height of the pole barn (24' 6") exceeds the zoning height maximum of 15'.
2. The Applicant shall clarify the use of the second story exterior door and if any other structural additions will be added to utilize this door (i.e., stairs, decking etc.). Any added accessory or footprint shall meet all zoning bulk requirements as well as any required zoning and construction permits and approvals.
3. Will there be any additional impervious coverage outside of the proposed pole barn footprint shown on plans?

This office recommends that any approval granted by the Board be subject to submission revised plans, calculations, and information noted above.

This office reserves the right to make additional comments pending the receipt of any revised plans, reports, correspondence, and testimony of the applicant or professionals employed by the applicant. The Applicant's Engineer is advised that all plan revisions must be detailed in a cover letter and a revision date must be included on the plan with every revision.

Date Application Received: 7-30-20

Application # _____

Fee Paid: _____

CITY OF MILLVILLE
ZONING BOARD OF ADJUSTMENT

APPLICATION FORM

Please type or print all information

1. Application Information

Name: Anthony J. Rocco

Address: 102 Hazel Blvd

City Millville State NJ Zip 08332

Phone 856 305 3190 / 856-498-2802

2. Applicant's Attorney Information
owner of building

Name _____

Address _____

City _____ State _____ Zip _____

Phone _____ Fax _____

3. Property Information

Street Address 623 East Main Street

Block 450 Lot 4 Zone _____

Lot Area _____ Frontage 36.34' Depth 84.29'

4. The appropriate Plan has been filed with the Secretary of the Zoning Board of Adjustment of the City of Millville which may be examined at the Office of the Secretary on the 5th floor of City Hall 12 S. High Street, Millville, New Jersey between the hours of 8:30 AM and 4:30 PM Monday through Friday. The map or sketch indicates the existing locations of boundary lines and structures and the changes requested to be granted herein by this Application.

- 5) The present use of the land is small industrial
- 6) Description of proposed use or change to the property fitness studio

7) The changes requested (are/are not) (*circle one*) permitted in this zone by the Development Regulations of the City of Millville. If permitted, set forth the Section of the Regulation by which such use is permitted.

Such use is permitted: R-5 zone

8) Type of Variance requested:

A B C D (*Circle appropriate variance type*)

9) Set forth reasons why the Zoning Board of Adjustment should grant your application. Specify in detail all facts and reasons you intend to rely upon in support of the request.

This property has been used for retail in the past so we are asking permission to operate a consultation/person training studio specializing in fitness and conditioning.

10) Date(s) and result(s) of any previous applications(s) to this Board for the above described property.

A. _____ B. _____ C. _____

11) A hearing on this Application will take place at 6:30 PM on _____ in the 4th floor Richard C. McCarthy Commission Chambers in Millville City Hall, 12 S. High Street, Millville, New Jersey



Signature of Applicant(s)

Date

THIS IS TO CERTIFY THAT NO TAXES OR ASSESSMENTS FOR LOCAL IMPROVEMENTS ARE DUE OR DELINQUENT ON THE PROPERTY IN QUESTIONS – if applicable.

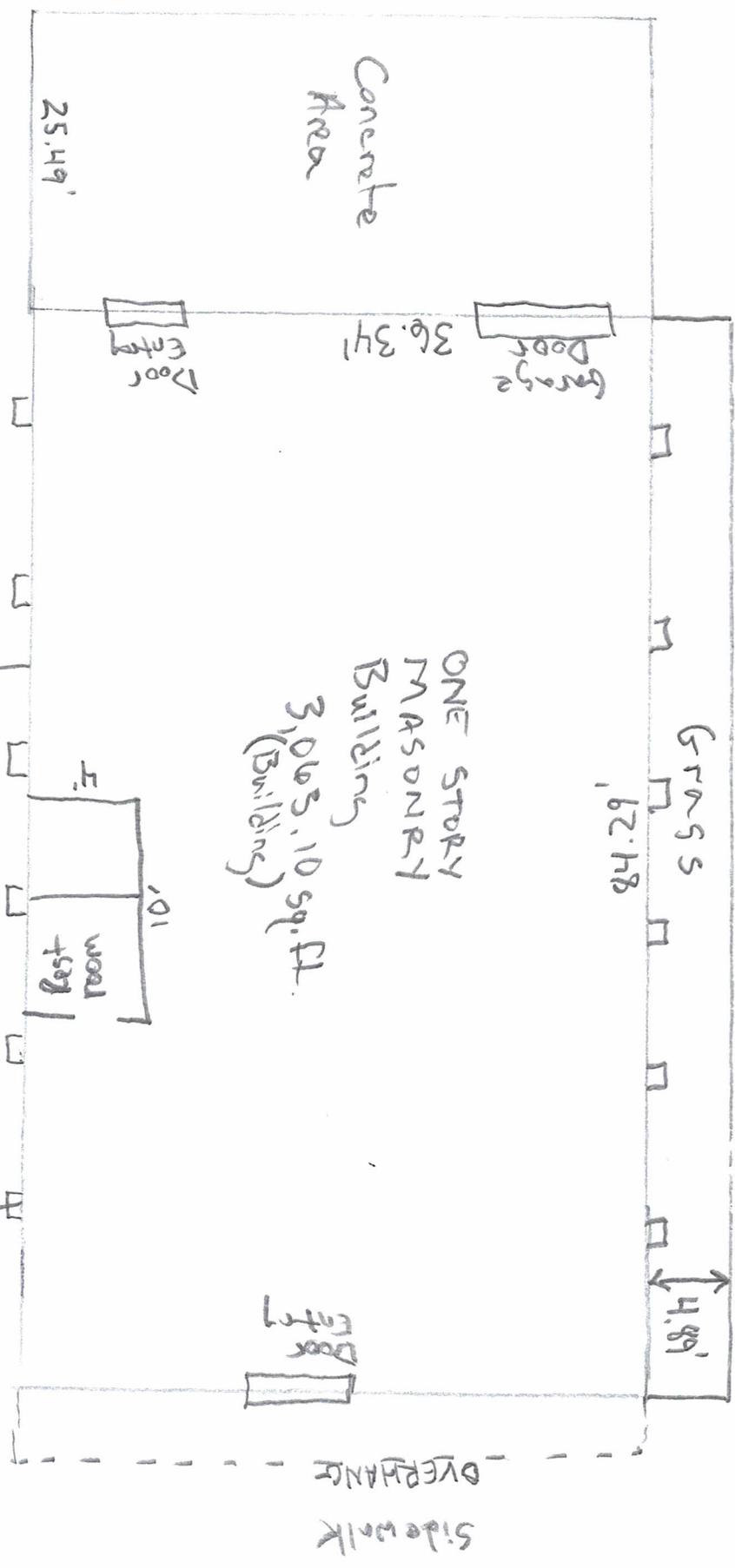


Signature of Tax Collector

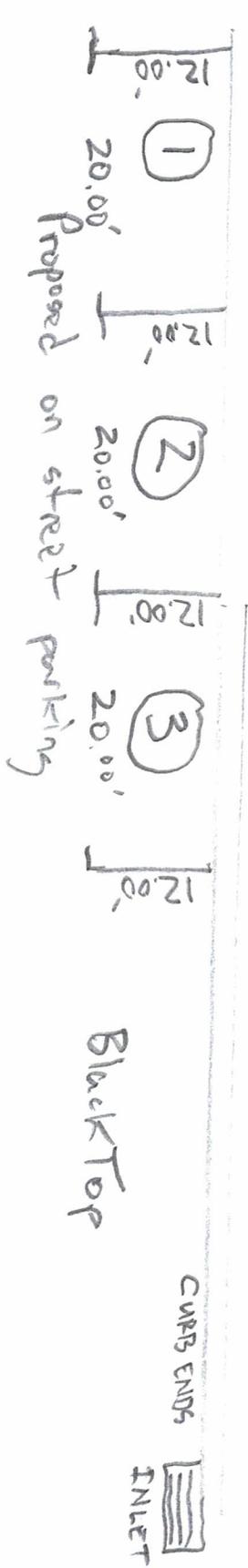
Date

Lot No. 3, Block 450

SMITH STREET



MAIN STREET



SEVENTH STREET

Engineering Comments

Off-street Parking Requirements (§ 30-137)

1. The off-street parking requirement most closely related to this use is professional and medical offices, which is 1 parking space per 300 GFA. Therefore, the minimum required parking spaces is 10 spaces.
2. The location of the proposed parking is within the Seventh Street right-of-way which provides access to the neighboring car wash and alley behind the property in question. Based on this, no off-street parking stalls are proposed, but the applicant is showing three (3), 12'x20' on-street parking spaces.
3. Note that the minimum length for a parallel parking stall is 24 feet, not 20 feet as proposed. There shall also be one ADA/Van accessible parking space within the minimum amount. Since this is located within the Seventh Street right-of-way, a parking ordinance would need to be adopted by the City designating this as handicap accessible.
4. If the applicant proposes a shared off-street parking arrangement, they are subject to the requirements of this section and the following conditions:
 - a. The off-site, off-street parking facilities are within 300 feet of the property.
 - b. The parking demands of the individual uses, based upon the minimum parking requirements of this section, are such that the total parking demand of all the uses at any one time is less than the total parking stalls required.
 - c. A written agreement between the owners and lessees is executed for a minimum of five years and a copy of said agreement is maintained in the Planning office. The Planning Board shall be notified when any agreement is canceled or expires. Should the lease terminate, the lessee must return to the Planning Board with a revised parking plan.

Note, in regard to this requirement, the applicant shall provide testimony related to the existing historical use of parallel parking along this section of Seventh Street and the expected parking demand of the proposed use.

General Comments

5. A lighting plan shall be provided showing all areas to be illuminated, such as parking areas, building frontage and entrances/exits.
6. Testimony shall be given regarding the existing water and sewer utilities and whether they will meet the new demand with the new proposed use.

This application may be subject to review and approval by the following outside agencies:

Cumberland County Soil and Water Conservation District
City of Millville Department of Public Works
Cumberland County Health Department
Cumberland County Planning Board

This office recommends that any approval granted by the Board be subject to submission revised plans, calculations, and information noted above.

This office reserves the right to make additional comments pending the receipt of any revised plans, reports, correspondence, and testimony of the applicant or professionals employed by the applicant. The Applicant's Engineer is advised that all plan revisions must be detailed in a cover letter and a revision date must be included on the plan with every revision.

Zoning Board Review - Engineering & Planning Report

Report Date: 09/22/2020

Meeting Date: 10/01/2020

Parcel: Block 450, Lot 4
Applicant: Anthony J. Rocco
Owner: Anthony J. Rocco
Attorney: N/A
Project: 623 East Main Street – Fitness Studio
Zone: Residential (R-5)
Action Sought: D Use Variance
Existing Streets: West Main Street (Major Arterial)

Upon review of the application regarding the above-mentioned project, the following report has been offered for the Board’s consideration with respect to the Site Plan application.

ENGINEERING & PLANNING REPORT

Documents Reviewed:

- City of Millville Zoning Board Application, dated July 30, 2020
- Sketch of Site Plan

Existing Land Use & Zoning

The property in question is an existing retail space located in the R-5 Residential Zone on New Jersey State highway Route 49, a.k.a. East Main Street. The applicant proposes the existing 3,000 square foot one-story masonry building to be used as a fitness studio and personal training gym.

Proposal & Variances

The Applicant seeks use variance approval.

Planning Comments

1. The Applicant shall provide testimony clarifying how many employees will be hired, the maximum number of patrons at one time, the hours of operation, and if any outside areas around the exiting build will be utilized for the proposed use along with any expected improvements to those areas.
2. In order to grant a use variance under the Municipal Land Use Law, the applicant must meet three criteria to the Board’s satisfaction:
 - o The positive criteria:
 - There must be a “special reason” for granting the variance; absent an “inherently beneficial use,” the development must show how this site particularly fulfils one of the purposes of zoning as identified in the MLUL (see N.J.S. 40:55D-2), or that general welfare will be promoted because the proposed site is particularly suitable for the proposed use, or demonstrate that the property has no economic utility under any permitted use; and
 - o The negative criteria:
 - The proposed use must not cause substantial detriment to the public good, i.e., the neighborhood’s welfare; and
 - The proposed use is not inconsistent with and must not bring about substantial impairment to the intent and purpose of the Zoning Ordinance, which is based on the Master Plan.

Zoning Board Review - Engineering & Planning Report

Parcel: Block 450, Lot 4
Applicant: Anthony J. Rocco
Owner: Anthony J. Rocco
Attorney: N/A
Project: 623 East Main Street – Fitness Studio
Zone: Residential (R-5)
Action Sought: D Use Variance
Existing Streets: West Main Street (Major Arterial)

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Proposal & Variances

The Applicant seeks use variance approval.

Planning Comments

1. The Applicant shall provide testimony clarifying how many employees will be hired, the maximum number of patrons at one time, the hours of operation, and if any outside areas around the exiting build will be utilized for the proposed use along with any expected improvements to those areas.
2. In order to grant a use variance under the Municipal Land Use Law, the applicant must meet three criteria to the Board's satisfaction:
 - o The positive criteria:
 - There must be a "special reason" for granting the variance; absent an "inherently beneficial use," the development must show how this site particularly fulfills one of the purposes of zoning as identified in the MLUL (see N.J.S. 40:55D-2), or that general welfare will be promoted because the proposed site is particularly suitable for the proposed use, or demonstrate that the property has no economic utility under any permitted use; **and**
 - o The negative criteria:
 - The proposed use must not cause substantial detriment to the public good, i.e., the neighborhood's welfare; **and**
 - The proposed use is not inconsistent with and must not bring about substantial impairment to the intent and purpose of the Zoning Ordinance, which is based on the Master Plan.

Engineering Comments

Off-street Parking Requirements (§ 30-137)

1. The off-street parking requirement most closely related to this use is professional and medical offices, which is 1 parking space per 300 GFA. Therefore, the minimum required parking spaces is 10 spaces.
2. The location of the proposed parking is within the Seventh Street right-of-way which provides access to the neighboring car wash and alley behind the property in question. Based on this, no off-street parking stalls are proposed, but the applicant is showing three (3), 12'x20' on-street parking spaces.
3. Note that the minimum length for a parallel parking stall is 24 feet, not 20 feet as proposed. There shall also be one ADA/Van accessible parking space within the minimum amount. Since this is located within the Seventh Street right-of-way, a parking ordinance would need to be adopted by the City designating this as handicap accessible.
4. If the applicant proposes a shared off-street parking arrangement, they are subject to the requirements of this section and the following conditions:
 - a. The off-site, off-street parking facilities are within 300 feet of the property.
 - b. The parking demands of the individual uses, based upon the minimum parking requirements of this section, are such that the total parking demand of all the uses at any one time is less than the total parking stalls required.
 - c. A written agreement between the owners and lessees is executed for a minimum of five years and a copy of said agreement is maintained in the Planning office. The Planning Board shall be notified when any agreement is canceled or expires. Should the lease terminate, the lessee must return to the Planning Board with a revised parking plan.

Note, in regard to this requirement, the applicant shall provide testimony related to the existing historical use of parallel parking along this section of Seventh Street and the expected parking demand of the proposed use.

General Comments

5. A lighting plan shall be provided showing all areas to be illuminated, such as parking areas, building frontage and entrances/exits.
6. Testimony shall be given regarding the existing water and sewer utilities and whether they will meet the new demand with the new proposed use.

This application may be subject to review and approval by the following outside agencies:

Cumberland County Soil and Water Conservation District
City of Millville Department of Public Works
Cumberland County Health Department
Cumberland County Planning Board

This office recommends that any approval granted by the Board be subject to submission revised plans, calculations, and information noted above.

This office reserves the right to make additional comments pending the receipt of any revised plans, reports, correspondence, and testimony of the applicant or professionals employed by the applicant. The Applicant's Engineer is advised that all plan revisions must be detailed in a cover letter and a revision date must be included on the plan with every revision.