

City of Millville Planning Board

January 11th, 2021

Teleconference

6:30 PM

1. Open Public Meetings Act Statement Of Conformance:Teleconference

"This meeting is being conducted by teleconference due to the COVID-19 PANDEMIC. Governor Murphy has declared a state of emergency via Executive Order 103 in response to the coronavirus outbreak. Executive Order 107 institutes various restrictions on public places and gatherings. As such this meeting 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. The secretary is directed to include a statement in the minutes of this meeting."

1.1. To Join The Meeting, Please Follow These Simple Instructions:

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

[HTTPS://GLOBAL.GOTOMEETING.COM/JOIN/645672285](https://global.gotomeeting.com/join/645672285)

You can also dial in using your phone.

United States: +1 (669) 224-3412

Access Code: 645-672-285

New to GoToMeeting? Get the app now and be ready when your first meeting starts:

[HTTPS://GLOBAL.GOTOMEETING.COM/INSTALL/645672285](https://global.gotomeeting.com/install/645672285)

Be sure to check back to the website at [HTTP://MILLVILLENJ.GOV/310/PLANNING](http://millvillenj.gov/310/planning) prior to the meeting for any updated information or procedures during this period of emergency. No additional notices will be published unless procedures change prior to January 11, 2021. If a member of the public does not have access to a computer, please contact Kristine Klawitter, Board Secretary, to make arrangements to access agenda items at (856) 825-7000 ext. 7288 or KRISTINE.KLAWITTER@MILLVILLENJ.GOV.

Samantha Silvers, Planner

1.1.i. PB Agenda

Documents:

[PLANNING JANUARY 11TH, 2021.PDF](#)

2. Roll Call

Bob Gallaher Jr. Chairman

(11/08/22)

Larry Malone

(11/08/21)

Wayne
Caregnato

Edward Kasuba, Vice Chairman

(11/08/21)

Denise Arrigo

(11/08/20)

Commissioner Ashleigh Udalovas

Mayor Michael Santiago

Jay Laubengeyer

(11/08/20)

Edward Gallagher

(12/08/24)

Jose Silva, Jr, Alt I

(09/03/21)

Vacant Alt II

(01/16/21)

3. MINUTES OF THE PREVIOUS MEETING

3.I. Minutes

1.1 Regular Planning Board Meeting – December 14th, 2020

4. CORRESPONDENCE

4.I. 4.1 The Commission Approved Jose Silva, Jr. As Alternate Member #1 To The Planning Board Expiring Date 12/1/22.

4.I.i. 4.2 Re-Appointed Mr. Jay Laubengeyer As A Member Of The Planning Board Expired Date 11/11/24.

4.I.i.1. 4.3 Re-Appointed Ms. Denise Arrigo As A Member Of The Planning Board Expired Date 11/11/24.

5. RESOLUTIONS

5.I. Memorialize Resolution # 1-2021 Approving Reorganization And Appointment Of Professionals.

- A. Pennoni Associates, Inc., Engineer Consultant
- B. CME Associates, Planning Consultant
- C. Nathan VanEmbden, Esquire, Solicitor
- D. Kristine Klawitter, Board Secretary

Documents:

[PB_RESOLUTION 01-2021 REORG.PDF](#)

5.II. Memorialize Resolution # 2-2021 Approving 2021 Schedule Of Meeting Dates.

Documents:

[PB_RESOLUTION 02-2021 NVE.PDF](#)

6. APPLICATIONS

- 6.I. Nabb Solar I, LLC- Nabb Avenue And U.S. Rt. 49 In Block 2 Lot(S) 31,35, And 36 And Block 3 Lot(S) 54,57, And 59 Stephen Nehmad, Esq. Representing Nabb Solar I, LLC At Nabb Avenue And U.S. Rt. 49 In Block 2 Lot(S) 31,35, And 36 And Block 3 Lot(S) 54,57, And 59 In An AC Agricultural Conservation District Requesting Preliminary And Final Site Plan And Minor Subdivision With Conditional Use Pursuant To Section 30-183.1.B Approval.
- 6.II. Agriterra, LLC- 501 Bogden Blvd In Block 125.03 Lot(S) 11 Lou Magazzu, Esq. Representing Agriterra, LLC Of 501 Bogden Blvd In Block 125.03 Lot In An I-3 Industrial Zone Requesting Preliminary And Final And Minor Subdivision And Major Site Plan Approval.

7. OTHER BUSINESS

City of Millville Planning Board
January 11th, 2021
Teleconference due to Covid-19 Pandemic
6:30 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. The secretary is directed to include a statement in the minutes of this meeting.”

To join the meeting, please follow these simple instructions:

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

<https://global.gotomeeting.com/join/645672285>

You can also dial in using your phone.

United States: [+1 \(669\) 224-3412](tel:+16692243412)

Access Code: 645-672-285

New to GoToMeeting? Get the app now and be ready when your first meeting starts:

<https://global.gotomeeting.com/install/645672285>

Be sure to check back to the website at <http://millvillenj.gov/310/Planning> prior to the meeting for any updated information or procedures during this period of emergency. No additional notices will be published unless procedures change prior to January 11, 2021. If a member of the public does not have access to a computer, please contact Kristine Klawitter, Board Secretary, to make arrangements to access agenda items at (856) 825-7000 ext. 7288 or kristine.klawitter@millvillenj.gov. Samantha Silvers, Planner

2. ROLL CALL

Bob Gallaher Jr. Chairman	(11/08/22)
Larry Malone	(11/08/21)
Wayne Caregnato	
Edward Kasuba, Vice Chairman	(11/08/21)
Denise Arrigo	(11/08/20)
Commissioner Ashleigh Udalovas	
Mayor Michael Santiago	
Jay Laubengeyer	(11/08/20)
Edward Gallagher	(12/08/24)
Jose Silva, Jr, Alt I	(09/03/21)
Vacant Alt II	(01/16/21)

3. MINUTES OF THE PREVIOUS MEETING:

3.1 Regular Planning Board Meeting – December 14th, 2020

4. **CORRESPONDENCE:**

- 4.1 The commission approved Jose Silva, Jr. as Alternate member #1 to the Planning Board expiring date 12/1/22.
- 4.2 Re-appointed Mr. Jay Laubengeyer as a member of the Planning board expired date 11/11/24.
- 4.3 Re-appointed Ms. Denise Arrigo as a member of the Planning board expired date 11/11/24.

5. **RESOLUTIONS:**

5.1 Memorialize Resolution # 1-2021 Approving reorganization and appointment of professionals.

- A. Pennoni Associates, Inc., Engineer Consultant
- B. CME Associates, Planning Consultant
- C. Nathan VanEmbden, Esquire, Solicitor
- D. Kristine Klawitter, Board Secretary

5.2 Memorialize Resolution # 2-2021 Approving 2021 Schedule of Meeting Dates.

6. **APPLICATIONS:**

6.1 Agriterra, LLC- 501 Bogden Blvd in Block 125.03 Lot(s) 11

Lou Magazzu, Esq. representing Agriterra, LLC of 501 Bogden Blvd in Block 125.03 Lot in an I-3 Industrial Zone requesting Preliminary and Final and Minor subdivision and Major site plan approval.

6.2 Nabb Solar I, LLC- Nabb Avenue and U.S. Rt. 49 in Block 2 Lot(s) 31,35, and 36 and Block 3 Lot(s) 54,57, and 59

Stephen Nehmad, Esq. representing Nabb Solar I, LLC at Nabb Avenue and U.S. Rt. 49 in Block 2 Lot(s) 31,35, and 36 and Block 3 Lot(s) 54,57, and 59 in an AC Agricultural conservation District requesting Preliminary and Final site plan and Minor subdivision with conditional use pursuant to section 30-183.1.B approval.

OTHER BUSINESS

**Resolution of the
City of Millville Planning Board
Cumberland County**

**RESOLUTION #1- 2021PB
ANNUAL REORGANIZATION - 2021**

WHEREAS, pursuant to the New Jersey Land Use Law, specifically NJSA 40: 55D-69, a municipality's Planning board shall elect a chairman and vice chairman from its regular members and select a secretary, who may or may not be a member of the board of adjustment or a municipal employee. Alternate members may participate in all matte; and

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the City of Millville on this 11th day of January 2021 that the following persons have been appointed for the positions set forth below for the calendar year 2021:

Robert Gallaher _____, Chairman;
Edward Kasuba _____, Vice-Chairman;
Pennoni Associates, Inc. _____, Engineer Consultant;
CME Associates _____, Planning Consultant;
Nathan VanEmbden, Esquire _____, City Solicitor;
Kristine Klawitter _____, Board Secretary;

AND BE IT FURTHER RESOLVED that a copy of this Resolution be forwarded to the applicant and to all who request a copy for a reasonable fee. In addition, a copy of this Resolution shall be filed in the Office of the Clerk of the City of Millville.

By: _____
Kristine Klawitter, Board Secretary

By _____
Robert Gallaher, Chairman

Dated: _____

C E R T I F I C A T I O N

The foregoing is a true copy of a Resolution adopted by the Planning Board of Adjustment of the City of Millville at its regular meeting of January 11, 2021.

By: _____
Kristine Klawitter, Board Secretary

**Resolution of the
City of Millville Planning Board
Cumberland County**

**RESOLUTION #2- 2021PB
AUTHORIZING CONTRACT WITH NATHAN VAN EMBDEN
FOR PROFESSIONAL SERVICES**

WHEREAS, pursuant to the New Jersey Land Use Law, specifically NJSA 40: 55D-71, a municipality's Planning board is granted the power to employ, contract for and fix the compensation for professionals, experts and other service providers as it deems necessary for the effective completion of their appointed duties; and

WHEREAS, the Board had the opportunity to consider its needs for the calendar year 2021 and to review the professional services of certain persons and have considered them to be necessary and of sufficient expertise to provide guidance to the Planning Board during the forthcoming year; and

WHEREAS, the maximum amount of the contract is \$10,000 with provision for reimbursement for additional work required by the planning board at the rate of \$130.00 per hour, and funds are available in the appropriation to the planning board, and have been certified by the Chief Finance Officer; and

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the City of Millville on this 11th day of January 2021 as follows:

1. The chairman and secretary of the planning board are hereby authorized and directed to execute the attached agreement with Nathan Van Embden, Esquire.
2. This contract is awarded in compliance with the fair and open process as a professional service pursuant to N.J.S. 40A:11-5(1)(a) of the Local Public Contracts Law.
3. A notice of this action shall be printed once in the official newspaper of the City of Millville.

AND BE IT FURTHER RESOLVED that a copy of this Resolution shall be filed in the Office of the Clerk of the City of Millville.

By: _____
Kristine Klawitter, Board Secretary

By _____
Robert Gallaher, Chairman

Dated: _____

C E R T I F I C A T I O N

The foregoing is a true copy of a Resolution adopted by the Planning Board of Adjustment of the City of Millville at its regular meeting of January 11, 2021.

By: _____
Kristine Klawitter, Board Secretary