

City of Millville Planning Board
March 13, 2023
4th Floor Commission Chamber
6:30 PM

"This meeting is being conducted in accordance with the Open Public Meetings Act of 1975, was advertised, posted, and made available to the public as required by Statute. The secretary is directed to include a statement in the minutes of this meeting."

1. Open Public Meetings Act Statement Of Conformance:

"This meeting is being conducted in accordance with the Open Public Meetings Act of 1975, was advertised, posted, and made available to the public as required by Statute. The secretary is directed to include this statement in the minutes of this meeting."

2. ROLL CALL

Bob Gallaher Jr. Chairman (11/08/26)

Jay Laubengeyer (11/11/24)

Commissioner Hewitt

Commissioner Romanik

Wayne Caregnato (1/17/25)

Larry Malone (11/08/25)

Robert Moore (11/08/25)

Edward Gallagher (12/08/24)

Timothy Sparagna (11/11/24)

Vacant, Alt I

Vacant, Alt II (01/16/23)

3. MINUTES OF THE PREVIOUS MEETING

Documents:

[PLANNING BOARD FEBRUARY 13, 2023.PDF](#)

4. CORRESPONDENCE

5. RESOLUTIONS

6. APPLICATIONS

7. OTHER BUSINESS

8. ADJOURNEMENT

City of Millville
Planning Board Minutes

February 13, 2023

Open Public Meetings Act Statement of Conformance:

Members of the Millville Planning Board met on the above date for their regularly scheduled monthly meeting in the Richard C. McCarthy Chamber, on the 4th Floor of City Hall. The Chairman called the meeting to order at 6:30 PM and announced that this meeting was being conducted in accordance with the Open Public Meetings Act of 1975, was advertised, posted, and made available to the public as required by Statute.

In attendance were Mr. Malone, Mr. Moore, Mr. Gallagher, Mr. Sparagna, Mr. Caregnato, Mayor Orndorf, Commissioner Romanik, Vice Chairman Laubengeyer, and Chairman Gallaher. Also present were Board Solicitor Ms. White, City Engineer Wayne Johnson and City Planner Barbara Fegley.

MINUTES OF PREVIOUS MEETING –

Regular Planning Board Meeting January 9, 2023. Motion to approve Mr. Sparagna, seconded Mr. Gallagher. In favor – Mr. Malone, Mr. Moore, Mr. Gallagher, Mr. Sparagna, Mayor Orndorf, Commissioner Romanik, Vice Chairman Laubengeyer, Chairman Gallaher. Abstain – Mr. Caregnato

Closed Session Minutes of January 9, 2023. Motion to approve Vice Chairman Laubengeyer, seconded Mr. Moore. In favor – Mr. Malone, Mr. Moore, Mr. Gallagher, Mr. Sparagna, Mayor Orndorf, Commissioner Romanik, Vice Chairman Laubengeyer, Chairman Gallaher. Abstain – Mr. Caregnato

CORRESPONDENCE –

Dave Resource Group – Application for NJDEP, Freshwater Wetlands General Permit #10A and Flood Hazard Area Individual Permit, Maurice River Bikeway Trail, City of Millville, Cumberland County, NJ

AECOM - Notice of Permit Application Filing to NJDEP, Applicant: City of Millville, Millville Wastewater Treatment Plant – 3rd Clarifier Addition, 355 Fowser Rd, Millville, NJ Block 546, Lot 36

WSP – Applications for Freshwater Wetland General Permit #4 and Flood Hazard Area Individual Permit, Former Amcor Specialty Packaging, Glass tubing, tube draw and vial facilities, 1200 N. 10th St. & 1633 Wheaton Ave.

AECOM – 3rd Secondary Clarifier Addition Project at Millville Wastewater Treatment Project NJDEP Treatment Works Approval (TWA) Permit Application.

NJDEP – Final Solid Waste Facility Permit Renewal

Motion to receive and file correspondence Mayor Orndorf, seconded Mr. Sparagna. In favor – Mr. Malone, Mr. Moore, Mr. Gallagher, Mr. Sparagna, Mr. Caregnato, Mayor Orndorf, Commissioner Romanik, Vice Chairman Laubengeyer, Chairman Gallaher.

Chairman Gallaher acknowledged Wayne Caregnato being back on the board.

Mayor Orndorf asked if the Planning Board should respond to the correspondence from WSP to let them know what the City is looking to do with the property. Solicitor White stated that that the correspondence should come from the Board of Commissioners. Chairman Gallaher stated that he recommends that the City Commission expresses what their desire is. Mayor Orndorf stated that she would like Michael Kozar to speak to the Commission on the plans. Secretary will forward correspondence to the Board of Commissioners for follow up.

RESOLUTIONS:

#03-2023 Gaudelli Enterprises LLC, Preliminary and Final Major Site Plan Approval. Motion to approve Mr. Gallagher, seconded Vice Chairman Laubengeyer. In favor – Mr. Malone, Mr. Moore, Mr. Gallagher, Mr. Sparagna, Mayor Orndorf, Commissioner Romanik, Vice Chairman Laubengeyer, Chairman Gallaher. Abstain – Mr. Caregnato.

#04-2023 Professional Services Contract, Beth White. Motion to approve, Mr. Sparagna, seconded Mr. Gallagher. In favor - Mr. Malone, Mr. Moore, Mr. Gallagher, Mr. Sparagna, Mayor Orndorf, Commissioner Romanik, Vice Chairman Laubengeyer, Chairman Gallaher. Abstain – Mr. Caregnato.

APPLICATIONS:

None

OTHER BUSINESS:

Rowan College of South Jersey, Pole Barn, Courtesy Review. Mr. Charles Fiore, 34 S. Main St. Williamstown, NJ, representative for Cumberland County Improvement Authority, introduced Mr. Bruce Turner, CCIA, and Mr. Robert Mulford, Engineer. Solicitor White swore in Mr. Turner, 749 Lebanon Rd. Millville, NJ and Mr. Mulford, 629 Shiloh Pk, Bridgeton, NJ. Mr. Turner stated that the project is a maintenance service pole barn. Building is 40X64 with a clear height of 14ft inside the building, unfinished on the inside, metal exterior. It's purpose is to provide space and store vehicles and materials currently being housed outside. Backhoe, tractor, lift, snowplow. It will be located at the extreme north end of the property and will back up to Route 55. Mr. Mulford referenced the site plan. They will remove some existing concrete. The building will have 4 overhead doors on the front and a couple man doors on the side. They will extend an existing storm water pipe. Mr. Mulford stated that they will talk to the College about the rain garden that City Engineer Wayne Johnson suggested. Inside of the building will have a concrete floor. Mr. Johnson spoke on the benefits of a rain garden. The City has a Tier 4 Storm Water Permit and gets points for education, community involvement and projects such as rain gardens. Mr. Caregnato stated that he thinks the rain garden is environmentally good and the kids could learn from it and an inexpensive addition and hopes the College gives it consideration. Mr. Turner agrees to consider it. Mr. Turner has two concerns, one is from a curriculum point of view and making sure they have the students to support and maintain it, second concern is making sure that maintenance staff doesn't have any other plans for that location. Discussion on the possibility of having CCTEC students help.

ADJOURNMENT:

With no other further business, Mr. Sparagna made a motion to adjourn and was seconded by Mr. Gallagher. Meeting adjourned at 6:52pm.

Respectfully submitted,

Mary Harrar, Planning Secretary