

**Zoning Board of Adjustment**

**City of Millville**

**July 1, 2021**

**4th Floor Commission Chamber**

**6:00 PM**

**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**

John Worthington, Chairman	(12/31/22)
Robert Conner, Vice-Chairperson	(12/31/21)
Veronica Chainey	(12/31/22)
Pauline Velez	(12/31/24)
George LaTore	(12/31/22)
Timothy Carty	(02/07/21)
Sheila Roselle	(12/19/21)
Alt. I	(08/01/21)
Sharleen Johnson, Alt. 2	(01/02/22)
Vacant, Alt. 3	(01/02/19)

**3. MINUTES OF THE PREVIOUS MEETING**

**3.I. 6:00 PM Minutes**

Regular Zoning Board Meeting Minutes June 3rd, 2021.

**4. CORRESPONDENCE**

**5. PRESENTATIONS**

**6. RESOLUTIONS**

**7. APPLICATIONS**

**7.I. 6:00 PM Applications**

**1. Jason Cossaboon- 2530 Newcombetown Road in Block 408 Lot 37.**

1. Jason Cossaboon of 2530 Newcombtown Road in Block 408 lot 37 in an R-40 Residential District requesting an C Variance approval for a pole barn and rear setback at a single- family residence.

Documents:

[MILLVILLE ZONING APPLICATION.PDF](#)

8. **OTHER BUSINESS**

9. **ADJOURNMENT**

Date Application Received: \_\_\_\_\_

Application # \_\_\_\_\_

Fee Paid: \_\_\_\_\_

**CITY OF MILLVILLE  
ZONING BOARD OF ADJUSTMENT**

**APPLICATION FORM**

**Please type or print all information**

1. Application Information

Name: Jason Cossaboon Sr.

Address: 2530 Newcombtown Road

City Millville State NJ Zip 08332

Phone: 8562856306 Email: Jason@venatores.com

2. Applicant's Attorney Information

Name \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Phone \_\_\_\_\_ Email \_\_\_\_\_

3. Property Information

Street Address 2530 Newcombtown Road Millville, NJ 08332

Block 408 Lot 37 Zone R-40

Lot Area 15000 Frontage 100 Depth 150

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 Home

6) Description of proposed use or change to the property \_\_\_\_\_

Add a Pole Barn to the property

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-40 zoning schedule

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.

Lot is not deep enough to allow for the structure to be built without possibly disturbing the field bed. Applying for a variance off the back property line. The setback variance is adjacent to an undeveloped lot. \_\_\_\_\_

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 4<sup>th</sup> 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



PRICES SUBJECT TO CHANGE AT  
TIME OF CONTRACT DUE TO  
VOLATILITY IN THE LUMBER

Prepared For:  
Jason Cossaboon  
2530 Newcomtown Road  
Millville, NJ 08332

QUOTE NUMBER:  
PQS-374351-002

Page: 1 of 1  
Quote Date: 5/26/2021  
Quote By: Renae Metz  
Customer ID: 374351

Phones: Home: (856) 453-2141 • Mobile: (856) 285-6306

**Building**

Dimensions: 24'W x 32'L x 10'4"H  
4x6 poles .23 MCA treated, poles 8' on center in all areas except where 10' is allowable on gable ends  
Siding: 28 Gauge Frontier Panel 50 Year Warranty  
Roofing: 27 Gauge Frontier Panel 50 Year Warranty  
24' Standard Trusses, 4' on center, 4/12 pitch, snow load by code and design

**Openings**

- (1) 9 x 8 Residential Classic Raised Short Panel Insulated, 15" track, Placement: eave
- (1) Entry Door 3068 inswing 6-panel LH Fiberglass Insulated PRIMED
- (2) Window 3W 4H Single Hung Insulated White with Grids & Screen

**Overhangs**

Eaves Overhang: OH 1', Gables Overhang: OH 1'

**Miscellaneous**

32 ft, Universal Ridge Vent  
2 x 6 Skirtboard .60 Treated with barrier tape

**Total for above building erected on your level, compacted site: \$16,619**

**Additional Options**

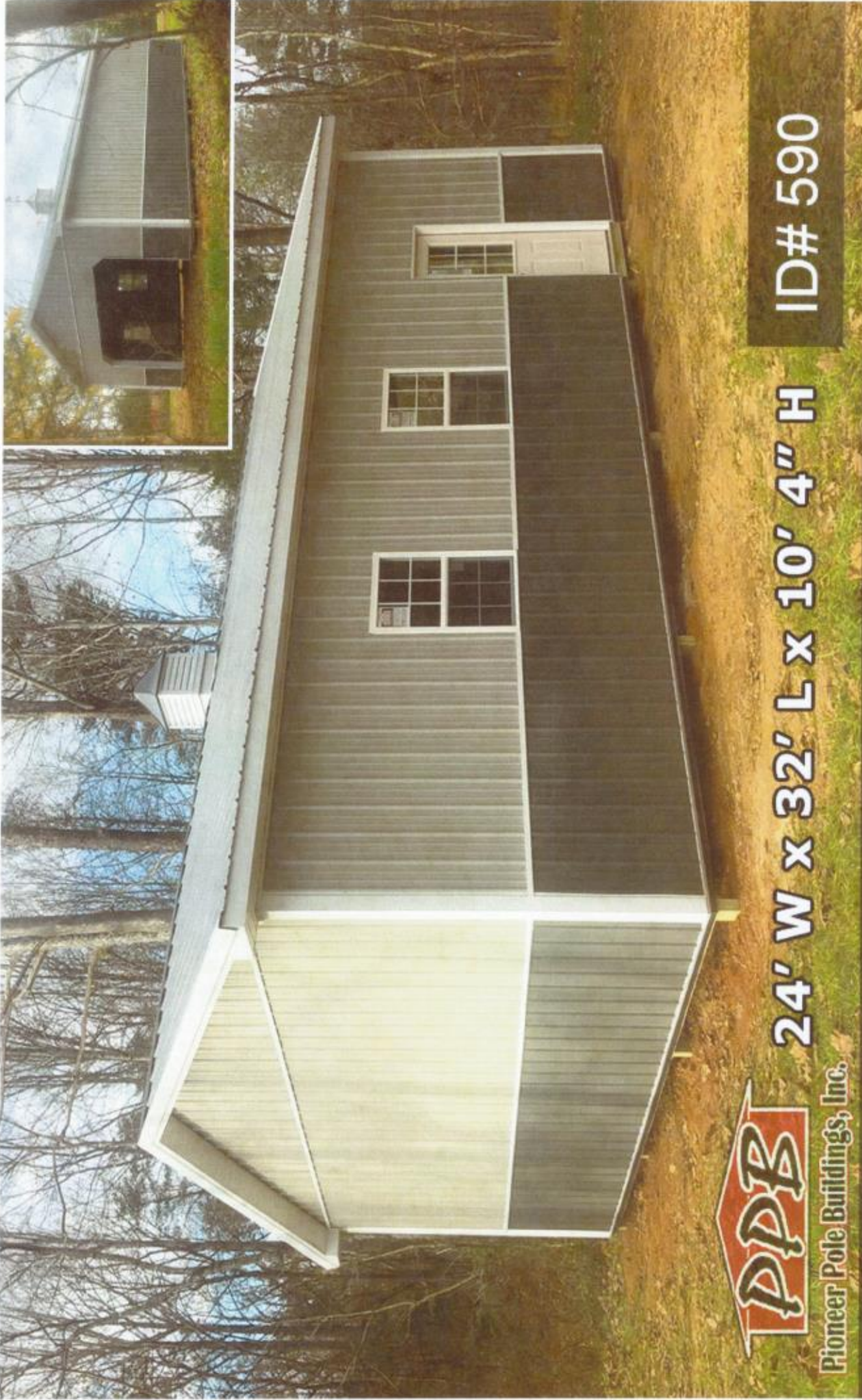
**Insulation**

Roof: Double Bubble Vapor Barrier \$1,420

**Miscellaneous**

Trash Removal, If Needed \$250  
Engineered Sealed Blueprints (If Required By Township/County) \$500  
Non Stamped Blueprints Free

4" concrete floor, expansion joints, fiber mesh, 3500 PSI, top sealer. Customer supplies 4" stone base. \$4,608  
Concrete crew spreads stone. Extra concrete or extra grading is extra charge.

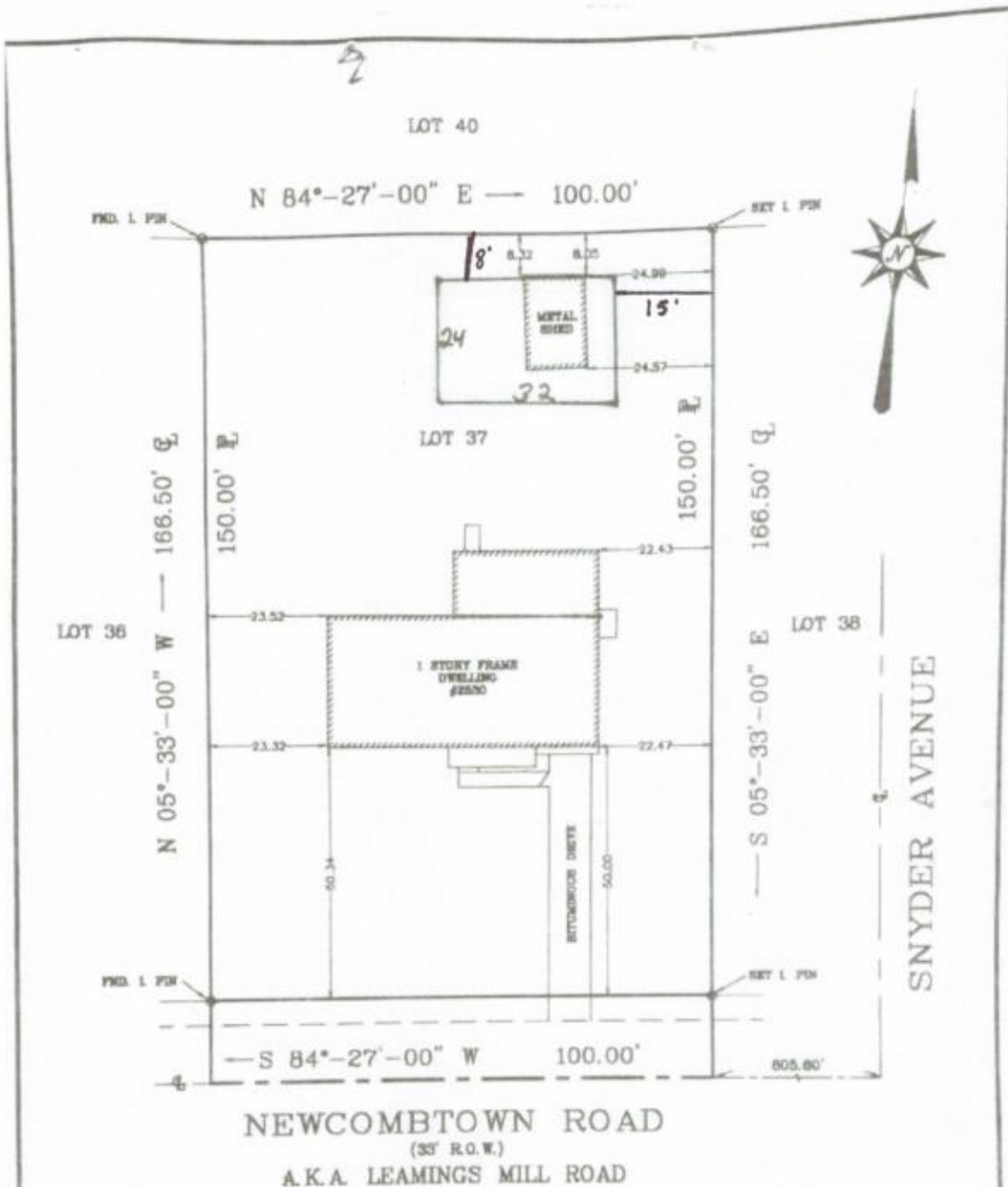


Pioneer Pole Buildings, Inc.

**24' W x 32' L x 10' 4" H**

**ID# 590**

**Call: 888-448-2505 or Visit: [PPB1.com](http://PPB1.com)**



CERTIFIED TO:  
 KIMBERLY A. DELOUISE &  
 JASON W. COSSABOON  
 LANDS TITLE CORPORATION  
 GATEWAY FUNDING DIVERSIFIED  
 MORTGAGE SERVICES, L.P., IT'S  
 SUCCESSORS AND/OR ASSIGNS AS THEIR  
 INTEREST MAY APPEAR.

NOTES:  
 LOT NUMBERS REFER TO BLOCK 406 ON THE CITY OF  
 MILLVILLE TAX MAPS.

"IN CONSIDERATION OF THE FEE PAID FOR MAKING THIS SURVEY, I  
 HEREBY CERTIFY TO ITS ACCURACY (EXCEPT SUCH ERRORS AS MAY  
 BE LOCATED BELOW THE SURFACE OF THE LANDS OR ON THE  
 SURFACE OF THE LANDS AND NOT VISIBLE) AS AN INCORPORATION FOR  
 ANY PURPOSER OF TITLE TO INSURE THE TITLE TO THE LANDS AND  
 PREMISES SHOWN THEREON. THE RESPONSIBILITY LIMITED TO THE  
 CURRENT MATTER AND NOTAL USE FOR WHICH IT IS BEING USED."

THIS IS TO CERTIFY THAT ON JAN. 12, 2001  
 I MADE A SURVEY OF THE LANDS AND PREMISES  
 SHOWN HEREON, AND THAT THIS PLAT IS IN AC-  
 CORDANCE WITH THE FIELD NOTES OF SAID SURVEY.

**BRUCE A. EWING**  
 LAND SURVEYOR

24751

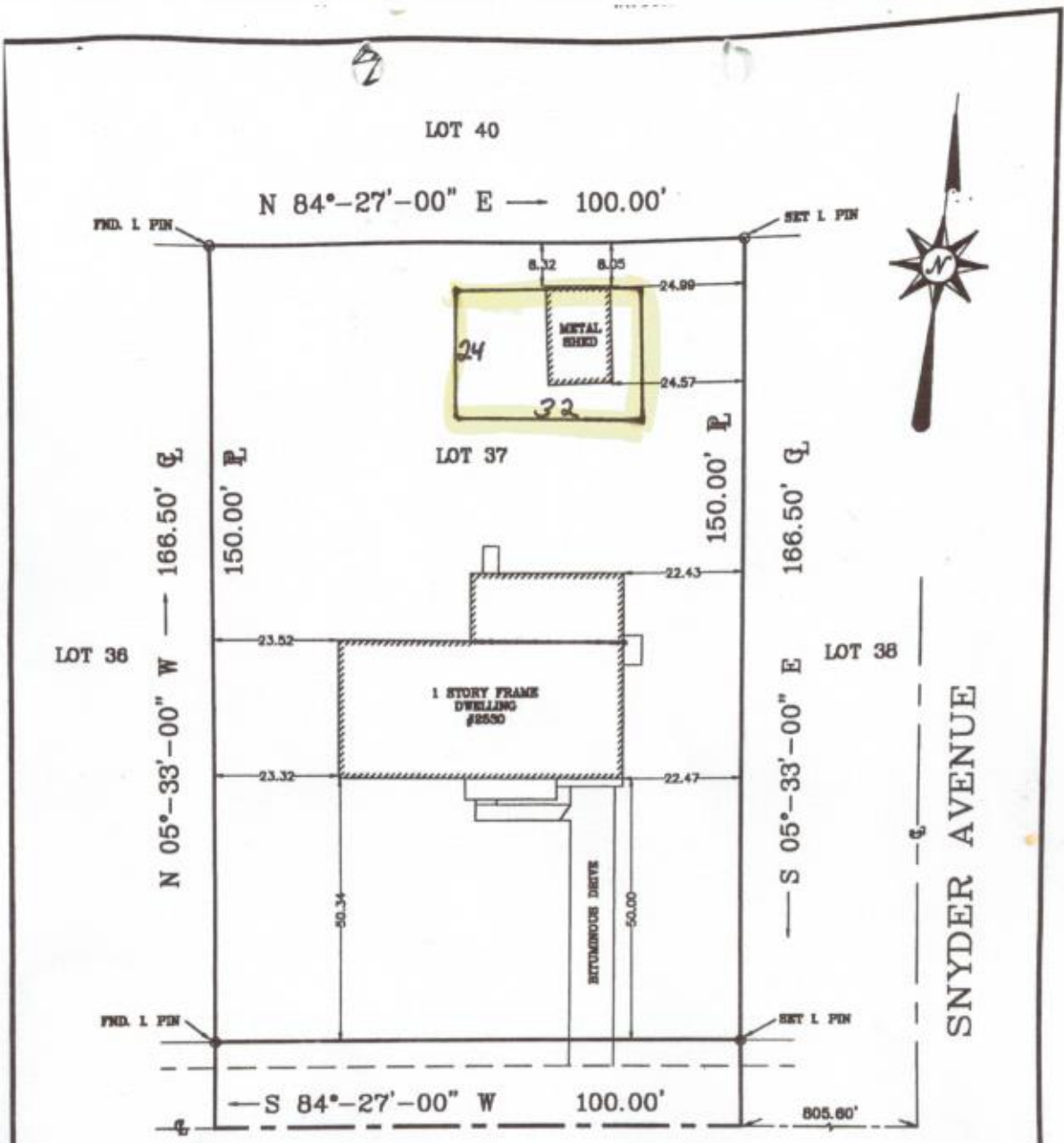
*B. A. Ewing*  
 N.J. LICENSE NO. 10600

SURVEY OF PREMISES  
 2530 NEWCOMBTOWN ROAD  
 SITUATED IN  
 CITY OF MILLVILLE  
 COUNTY OF CUMBERLAND, NEW JERSEY

DRAWN BY: M.C.D. DATE 1/12/01 SCALE 1"=25'

**EWING ASSOCIATES**  
 LAND SURVEYORS  
 2009 No. DELAWARE DRIVE, P.O. BOX 141, CLAYTON, N.J. 08312  
 PHONE: (856) 881-4931

1-12-01



NEWCOMBTOWN ROAD  
 (33' R.O.W.)  
 A.K.A. LEAMINGS MILL ROAD

CERTIFIED TO:  
 KIMBERLY A. DELOUISE &  
 JASON W. COSSABOON  
 LANDS TITLE CORPORATION  
 GATEWAY FUNDING DIVERSIFIED  
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 CORDANCE WITH THE FIELD NOTES OF SAID SURVEY.

**BRUCE A. EWING**  
 LAND SURVEYOR

24751

*Bu-RE*  
 N.J. LICENSE NO. 36636

SURVEY OF PREMISES  
2530 NEWCOMBTOWN ROAD  
 SITUATED IN  
CITY OF MILLVILLE  
COUNTY OF CUMBERLAND, NEW JERSEY

DRAWN BY: M.C.D. DATE: 1/12/01 SCALE: 1"=25'

**EWING ASSOCIATES**  
 LAND SURVEYORS  
 908B No. DELSEA DRIVE, P.O. BOX 145, CLAYTON, N.J. 08312  
 PHONE: (856) 881-6971

*ok*  
*E.T.*  
*1-2-10-01*