

Zoning Board of Adjustment

City of Millville

August 3, 2023

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

Kevin Smaniotto, Chairman	(12/19/25)
William B Smith, Vice Chairman	(12/31/26)
John Worthington	(12/31/23)
Paul Williams	(12/31/24)
Timothy Carty	(02/07/25)
William Beck	(12/31/26)
Ricardo Lim	(12/31/26)
Vacant, Alt. 1	(12/07/23)
Angeline Broomhall, Alt. 2	(02/01/24)
Vacant, Alt. 3	(12/21/23)
Vacant, Alt. 4	(06/08/24)

3. MINUTES OF THE PREVIOUS MEETING

3.I. July 6, 2023 Minutes

Documents:

[JULY 6, 2023 ZB.PDF](#)

4. RESOLUTIONS

4.I. Resolution 11-2023ZB Solar Landscape LLC, 1300 Wheaton Ave., Amended Site Plan

4.II. Resolution 12-2023ZB Solar Landscape LLC, 1401 Wheaton Ave., Site Plan

5. CORRESPONDENCE

6. APPLICATIONS

6.I. App #10-2023 - Tricorner Gemcraft Homes, 49&50 Whitaker Ct, Block 268, Lots 7&8, R-10 Residential District, Bulk Variance And Amendment Of Major

Subdivision Plat

Documents:

AMENDED FINAL PLAN AND LOTS.PDF
APPLICATION.PDF
COVER LETTER.PDF

6.II. App #11-2023 - Charmain Pitts, 320 S 3rd St, Block 479, Lot 7, R-5 Residential District, C Variance For Fence

Documents:

APPLICATION.PDF
CHARMAINEPITTS PLANENGRPT 07.19.23.PDF
DJ PUBLICATION.PDF
SITE PLAN.PDF

6.III. App #13-2023 - Rynaka Woods, 207 Bogden Blvd, Block 125.02, Lot 1, I-3 Airpark Industry District, D Variance For Day Care Center

Documents:

209 BOGDEN BLVD DAYCARE.PDF
APPLICATION.PDF
DJ PUBLICATION.PDF
RYNAKA WOODS - PLANENG REPORT.PDF

6.IV. App #14-2023 - Glenn Prager, DDS, 2291 N 2nd St, Block 233, Lot 27, B-4 General Business District, C Variance For A 42'3/8" X 8'4" Storefront Sign

Documents:

APPLICATION.PDF
COVER LETTER.PDF
GLENN PRAGER - PLANENG REPORT.PDF
TAX MAP.PDF

7. OTHER BUSINESS

8. ADJOURNMENT