

# CITY OF MILLVILLE

## COMMISSIONERS

MICHAEL SANTIAGO, MAYOR  
Director of Public Works  
W. JAMES PARENT, VICE MAYOR  
Director of Revenue & Finance  
ASHLEIGH UDALOVAS  
Director of Public Affairs  
JOSEPH PEPITONE  
Director of Public Safety  
BRUCE L. COOPER  
Director of Parks & Public Property



"A MAIN STREET NEW JERSEY COMMUNITY"

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## OFFICERS

REGINA BURKE  
Administrator  
JEANNE HITCHNER  
City Clerk  
MARCELLA SHEPARD  
Chief Financial Officer  
TRACEY GREGOIRE  
Tax Collector  
BRIAN P. ROSENBERGER  
Tax Assessor

January 14, 2020

TO: City Commission  
RE: Zoning and Planning Boards

Please accept this memo as a summary of annual reorganization of the Planning and Zoning Boards of Adjustment as well as the filing of the Annual Zoning Board Report. Per N.J.S. 40:55D-24 and 69, the Planning Board and Zoning Board shall elect a chairman and vicechairman from its Class IV members. In addition, the Zoning Board shall review its decisions on applications for variances and prepare and adopt a report which shall be sent to the governing body and planning board per N.J.S. 40:55D-70.1.

### Planning Board:

- Chairman Robert Gallaher and Vice Chairman Edward Kasuba will remain in place.

### Zoning Board of Adjustment:

- Chairperson Chainey wished to decline a re-nomination but will continue her diligent service as a Board member. Mr. John Worthington was promoted from Vice Chairman to Chairman and Mr. Robert Conner was elected as Vice Chairman.
- I have attached the resolution of approval and exhibit regarding the 2019 Annual Zoning Board Report. The report is used to review variances issued within the year and offer any recommendations to the Commission and Planning Board. You will see notes in the column "Zoning Recommendations" regarding any suggestions for your consideration as they relate to each zoning district. The chart summaries the number of variances by district as well.

Sincerely,  
Samantha Silvers  
Planner

**Resolution  
of the  
City of Millville Zoning Board  
of Adjustment  
Cumberland County  
New Jersey**

**RESOLUTION NO. 03-2020**

**WHEREAS**, the New Jersey Municipal Land Use Law under N.J.S.A. 40:55D-70.1 calls for the annual review of Board decisions on applications and appeals for variances and invites recommendation to the governing body and Zoning Board for change to the Master Plan by way of amendment and revisions; and the Board having considered the previous year's activity and recognizing that the Board and the City of Millville Commission have engaged its planning professional for modifications and updates to the Master Plan and the issues that might have been raised to the attention of the City Commissions are being addressed by the Master Plan revisions.

**NOW, THEREFORE, BE IT RESOLVED** on the 9<sup>th</sup> day of January 2020 that the City of Millville Zoning Board of Adjustment has determined, by a unanimous vote, not to make further recommendation to the City Commission.

**Prepared by:**

Nathan Van Embden, Esquire  
21 E. Main Street, PO Box 428  
Millville, NJ 08332

**ROLL CALL**

Motion to Approve: *Ms. Chainey*  
 Seconded: *Mr. Carty*

MEMBER	YEA	NAY	ABSENT	ABSTAIN	EXCUSED
John Worthington, Chairman	X				
Robert Conner, Vice-Chairman	X				
Steve LaTore	X				
Brian McGahhey	X				
Pauline Velez			X		
Timothy Carty	X				
Veronica Chainey	X				
Sheila Roselle, Alt. I	X				
Sharleen Johnson, Alt. II			X		
Vacant, Alt III					
Vacant, Alt. IV					

**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*  
 Kristine Klawitter, Board Secretary

By: *[Signature]*  
 John Worthington, Chairman

Dated: *1/9/2030*

CERTIFICATION

The foregoing is a true copy of a Resolution adopted by the Zoning Board of Adjustment of the City of Millville at a meeting of January 9, 2020 memorializing action taken by the Board at that meeting.

By: Kristine Klawitter  
Kristine Klawitter, Board Secretary

2019 ANNUAL ZONING BOARD REPORT

Resolution	Date of Approval	Applicant's Name	Project	Block	Lot	Zone	Approval	Description	Zoning Recommendations
03-2019	3/7/2019	Surfside Seafood Products, LLC	724 Orange Street	5	I-1	D Variance		Use Variance and waiver for 2nd fl residential addition for employee & ownership	No Change
04-2019	3/7/2019	Gallerynest, LLC	113 N. High Street	23	B-3	D Variance		Use Variance Approval for the operation of a taekwondo studio and after school activities	Uses in the application for D variances will be addresses in upcoming Zoning Ordinance (1st reading 1/21/20.
13-2019	12/5/2019	Americans, Love Living, Inc Nina Bell-Graves	25-27 High Street	1,01, 1,02 &2	B-3	D-Variance		use variance for a banquet hall in the business district	Uses in the application for D variances will be addresses in upcoming Zoning Ordinance (1st reading 1/21/20.
06-2019	5/2/2019	True Vine Pentecostal church, INC.	811 West Main Street	1	B-1	D Variance		Use Variance for use of a portion of the premises as a church for worship services for property.	No Change
07-2019	5/2/2019	Elizabeth Hyson	10 Pleasantview Drive	48	R-10	D Variance		Variance to operate an internet clothing business.	No Change
08-2019	7/3/2019	Stowe Mechanical LLC	2021 wheaton Ave	7	R-10	C Variance D Variance		C variance and D variance to reconstruct the façade of & use the masonry building	Uses in the application for D variances will be addresses in upcoming Zoning Ordinance (1st reading 1/21/20.
09-2019	7/3/2019	Nick Leverock	66 Porreca Drive	21	R-15	C Variance		Use Variance Approval to construct a 24x24 garage for personal use.	No Change
11-2019	9/5/2019	Richmond Carlton	1908 Wheaton Ave	23	OR	C Variance		Use Variance Approval from permitted fence height of 36" to 52"	No Change
12-2019	10/3/2019	People for Animals, Inc	1001 N. High Street	9	B-4	D-3 Variance		Conditional use variance for operating animal care facility	No Change
14-2019	12/5/2019	Alex Nazarenko	1558 S. Aleen Ave	14&15	LC	C- Variance		Variance to permit construction of a single family dwelling on consolidated lots not abutting an improved street.	No Change

## Count of Zone Variances

