

**City of Millville**  
**Planning Board Minutes**  
**December 12th, 2022**

**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 4<sup>th</sup> 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 Chairman Gallaher, Vice Chairman Laubengeyer, Commissioner Romanik, Mr. Sparagna, Mr. Moore, and Mr. Malone. Also present were Board Solicitor Mr. Van Embden, and City Planner Barbara Fegley.

**MINUTES OF PREVIOUS MEETING:**

Regular Planning Board Meeting October 11<sup>th</sup>, 2022. Motion to approve Commissioner Romanik, seconded Mr. Sparagna – In favor – Mr. Malone, Mr. Moore, Mr. Sparagna, Commissioner Romanik, Vice Chairman Laubengeyer, Chairman Gallaher.

**CORRESPONDENCE:**

Dubois & Associates – NJDEP Flood Hazard Area Individual Permit Application, Block 2, Lots 21, 35 & 36. Block 3, Lots 1, 54, 57, 59 & 71.

Matthew Pisarski, Cumberland County Planning – Cumberland County Farmland Preservation Plan.

Motion to receive and file correspondence Mr. Moore, seconded Mr. Laubengeyer.

**RESOLUTIONS:**

- #21-2022, Heritage Hill Estates, 2410 Cedar St, Block 52, Lots 88 & 89 – Subdivision approval to merge lots 88 & 89 to create a 5-acre homestead portion with the remaining 34.939 acres vacant. Motion to approve Mr. Laubengeyer, seconded Commissioner Romanik. In favor – Mr. Malone, Mr. Moore, Mr. Sparagna, Commissioner Romanik, Mr. Laubengeyer, and Mr. Gallaher.
- #22-2022, DeSantis Group (DSG), 200 G St., Block 260, Lot 1 – Submission of plans has been accomplished. Motion to approve Commissioner Romanik, seconded Mr. Moore. In favor – Mr. Malone, Mr. Moore, Mr. Sparagna, Commissioner Romanik, Mr. Laubengeyer, and Mr. Gallaher.

**APPLICATIONS:**

- Gaudelli Enterprises LLC, Block 574, Lot 3, Preliminary and Final Major Site Plan Application. Chairman Gallaher announced that this application is postponed until the January 9, 2023, meeting at 6:30pm. Chairman Gallaher inquired if the applicant postponing was due to not receiving the Planning/Engineering Report until the day of the meeting. Solicitor VanEmbden stated there were various reasons for the postponement.

**PRESENTATION:**

Matt Pisarski, Cumberland County Planning and Cindy Roberts, NJ State Agriculture Development Committee – County Farmland Preservation Plan. Matt Pisarski presented and went over 3 maps. The first map was the Agricultural Development Area, which is a layer created County wide and set by certain criteria in which farming is an active potential use. Areas are in State planning areas 3, 4, 4B, and 5 and are in zones where agricultural is a permitted use and have prime or state level soil significance, soil of a very high quality that is appropriate for agricultural production. The second map was mapping of all project areas within Cumberland County. Project areas are in every municipality except City of Bridgeton. A lot of the County is preserved either under Farmland or Protected Open Space. 40-50% is preserved. The Farmland Preservation Program has been in inception since 1995 and roughly 22,000 acres is preserved. Approximately 64,000 acres of farmland in total. Countywide goal is 50% of farmland preserved. The third map was small project area for the City of Millville. South of Route 49, on the border between Fairfield and Millville. It is targeted because of the large Cumberland Nurseries that is already preserved and this is active adjacent farmland. Mr. Gallaher asked if a County Road could go through it. Mr. Pisarski stated that prior to preservation, yes. When an application is received, it is required to get final approval from the municipality. City Commissioners would have to pass a resolution to grant preservation of said parcel. At this time the nurseries are not considering, the County has received no level of interest or

applications. Mr. Pisarski stated that they feel it would be a good idea for the city to maintain a small project area. Not a whole lot of land that is farmed in the City of Millville. Project areas can be amended every year. Cindy Roberts stated that as long as land is within an ADA the SADC has various programs including a direct easement program where landowners can apply directly to the NJ State Agriculture Development Committee. The County Planning Incentive Grant program where landowners apply to the County. If municipalities want to accelerate their program, they can become a Municipal Planning Incentive Grant recipient. There are also nonprofit organizations. The goal is that a landowner that wants their land preserved doesn't have to wait for money. The State is actively looking for applications. Compari farm came forward as a direct easement application. A resolution has been passed by the city supporting the Compari Farm. Between the airport and Porreca Dr. There is a ground water plume that is leaving the airport and air park that is traveling towards the Compari Farm. There are 4 uses that contributed to the plume. Ms. Roberts has spoke to the Licensed Site Remediation Professional, GEI, Kathy Stetson. The state doesn't want to preserve land that may have contaminated water. They would like to preserve the bulk of the farm but, not the wooded areas. Looking to preserve just the farm. The remediation is working, and the plume is shrinking per the DEP. It is shallow water ground contamination. The well on the Compari farm is 170 ft. The property is currently split zoned, half R-15, half Airpark Industry. Discussion on the exception area. The zoning map has the spilt zone, but the Land Use plan map has different zones. Mr. Gallaher stated that is true because the ordinances have not been updated in approximately 10 years. Ordinances aren't in line with the wishes of the master plan. For them to preserve the land it has to be permitted in the zones. When the city commission passed the resolution supporting the preservation Ms. Compari informed them that the zone would have to change to make agriculture a permitted use. When Ms. Roberts sends the letter to the city commissioners asking if they are in support, she will also let them know that they can move forward with appraisals but only if they are going to amend the zone. Ms. Roberts stated that Paul Porreca is interested in preserving his land across the street from the Compari Farm. Mr. Gallaher stated that is a little more difficult due to value of the property. Ms. Roberts stated she has not received an application from Mr. Porreca. Mr. Gallaher stated that the residents of the area have expressed concerns about industrial encroaching closer to their streets and the buffer by preserving that land would be a win for everyone involved. Mr. Gallaher stated that the land across the street that doesn't have an application doesn't fit that category. Mr. Gallaher stated that there is work being done on the ordinances. Discussion on the zoning map. Mr. Gallaher stated that the Porreca parcel and the Compari parcel are viewed differently.

Master plan reexamination is every 10 years and there was discussion on it.

#### **OTHER BUSINESS:**

Discussed 2023 Meeting Dates. Mr. Gallaher stated that he anticipates 2023 being a busy year.

#### **ADJOURNMENT:**

With no other further business, Mr. Sparagna made a motion to adjourn and was seconded by Commissioner Romanik. Meeting adjourned at 7:18pm.

Respectfully submitted,

Mary Harrar, Planning Secretary