

CITY OF MILLVILLE PLANNING BOARD

MEETING MINUTES SUMMARY OF THE

October 14, 2025 – SESSION

CALL TO ORDER:

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.

ROLL CALL:

The Secretary conducted roll call. There were nine members in attendance. There was a quorum and the meeting proceeded.

PRESENT:

Larry Malone
Thomas McGinty
Stephen R. Dupnock, Jr.
Jared Carll
Kristine Garton
Nicholas Makos
Commissioner Cossaboon
Mayor Benjamin Romanik
Robert Gallaher, Jr., Chairman

PROFESSIONALS:

Lou Garty, Esq - Solicitor
Barbara Fegley - City Planner
Michelle Nothaft – Assistant Engineer
Dawn Grossman - Secretary

ELECTION OF VICE-CHAIRMAN

Motion by Mayor Romanik to nominate Stephen R. Dupnock, as Vice-Chairman of the Planning Board, seconded by Commissioner Cossaboon. All in favor.

ADOPTION OF MINUTES:

Regular Planning Board Meeting of September 8, 2025. Motion to approve – Mayor Romanik, seconded by Mr. Carll. In favor – Mr. Malone, Mr. McGinty, Mr. Carll, Ms. Garton, Commissioner Cossaboon, Mayor Romanik, and Vice-Chair Dupnock. Abstain – Mr. Makos, Chairman Gallaher.

RESOLUTIONS

Res #33-2025PB – Happy Kola Brands, LLC, 210 S Wade Blvd, Block 483 Lot 1.05, granting approval of Preliminary and Final Major Site Plan, with Bulk Variance relief, was memorialized. Motion by Vice-Chair Dupnock, seconded by Mr. Carll. All in favor – Mr. Malone, Mr. McGinty, Mr. Carll, Ms. Garton, Commissioner Cossaboon, Mayor Romanik, Vice-Chair Dupnock. Abstain – Mr. Makos, Chairman Gallaher.

Res #34-2025PB – JAD Farms, LLC, 1501 Oakland Ave, Block 484 Lot 1, granting approval of a Preliminary and Final Site plan, was memorialized. Motion by Mr. Carll, seconded by Vice-Chair Dupnock. All in favor – Mr. Malone, Mr. McGinty, Mr. Carll, Ms. Garton, Commissioner Cossaboon, Mayor Romanik, Vice-Chair Dupnock. Abstain – Mr. Makos, Chairman Gallaher.

APPLICATION:

App #06-2025PB

Humberto Vasquez

1804 Fairton Ave

Block 41 Lot 63

Seeking a Minor Subdivision

FOR THE APPLICANT

Joseph Stringfellow, Esquire

Erik Valentin, Engineer

Humberto Vasquez, Applicant

EXHIBITS

Exh A-1 - Survey

PRESENTATION

Mr. Stringfellow appeared on behalf of the applicant and presented Erik Valentine to be sworn in. Mr. Valentine was sworn in and gave testimony. The subject property is a 1.0 acre lot that is being proposed to subdivide off a .44 acre lot. The remainder lot will have a pre-existing variance as to rear yard accessory setback of 7 feet, where 10 feet is required, and a pre-existing front yard setback of 9.2 feet, where 25 feet is required. A grading plan will be provided upon Board approval of the subdivision. This is strictly a subdivision, with no removal of trees, no development or no clearing of land. This is solely for the creation of a lot. The subdivision will be recorded by Deed.

FOR THE CITY:

Barbara Fegley

Michelle Nothaft

PUBLIC PORTION:

Open to public.

There were no comments by members of the public.

The public portion was closed.

MOTION ON THE APPLICATION

Motion on the Minor Subdivision, with conditions. Motion by Mayor Romanik, seconded by Mr. McGinty.

Larry Malone	Yes
Thomas McGinty	Yes
Mr. Carll	Yes
Kristine Garton	Yes
Nicholas Makos	Yes
Comm Cossaboon	Yes
Mayor Romanik	Yes
Vice-Chair Dupnock	Yes
Chairman Gallaher	Yes
Vote Tabulation:	(9) In favor (0) Opposed (0) Abstained

Application was approved.

APPLICATION:

App #19-2024PB
Millville 47 Developers, LLC
2119 & 2129 North 2nd Street (NJSH Route 47) & Cumberland Crossing
Block 233, Lots 15 & 16
Seeking a Final Subdivision and Final Site Plan

FOR THE APPLICANT:

Danielle Kinback, Esquire
Mark Whitaker, Engineer

PRESENTATION:

Danielle Kinback appeared on behalf of the applicant. The applicant previously received Preliminary Major Site Plan approval with Bulk Variances and Design Waiver relief, which was memorialized by way of Resolution on February 10, 2025. This was approval to construct 4 buildings: Raising Cane’s Drive Thru Restaurant, Valvoline Quick Lube Service, a drive thru coffee shop, Aspen Dental Office and 3 retail spaces. At that time the Board would not give final approval until certain conditions were met.

Mark Whitaker was sworn in and gave testimony. Revisions that were done in the plans, include: The Retail “C” pad was put into a Phase 2, the Raising Cane’s footprint increased from 3,300 square feet to 3,600 square feet and the dog sign was added to the plans, the Route 47 driveway was modified and striping will be added to Route 47 to create a 165’ pseudo deceleration lane. Other revisions were made on the plans such as a 5’ tall black aluminum fence with landscaping. All issues have been addressed in letters from CME, as well as City professionals. As to accessing the site, the proposal is a right turn only into the site, as well as right turn only when exiting the facility.

FOR THE CITY:

Barbara Fegley
Michelle Nothhaft

PUBLIC PORTION:

Open to public.
There were no comments by members of the public.
The public portion was closed.

MOTION ON THE APPLICATION

Motion on the Final Subdivision and Final Site plan, approval and affirmation of prior variance relief, with conditions. Motion by Vice-Chair Dupnock, seconded by Commissioner Cossaboon.

Larry Malone	Yes
Thomas McGinty	Yes
Jared Carll	Yes
Kristine Garton	Yes
Mr. Makos	Yes
Comm Cossaboon	Yes
Mayor Romanik	Yes
Vice-Chair Dupnock	Yes
Chairman Gallaher	Yes
Vote Tabulation:	(9) In favor (0) Opposed (0) Abstained

Application was approved.

APPLICATION:

App #23-2025PB
Walmart Real Estate Business Trust
2225-2299 North 2nd Street
Block 233 Lot 27
Seeking Preliminary and Final Site plan
approval to provide striping and additional signage

FOR THE APPLICANT

Marc Policastro, Esquire
Alex LeMay, Engineer
Edward Danza, Architect
John Taikina, Planner

EXHIBITS:

Exh A-1 - Colorized Site Plan
Exh A-2 - Striping and Signage
Exh A-3 - Plan
Exhi A-4 - Exterior of Building

PRESENTATION:

Mr. Policastro appeared on behalf of the applicant. This application is for minor striping and signage.

Alex LeMay was sworn in and gave testimony. The proposed site plan converts 20 parking spaces to 13 online pickup and delivery parking stalls on the South and West sides of the building. The delivery spaces will allow the customer to place their order online, park in one of the delivery spaces and receive delivery of the orders at their vehicle, by a Walmart associate. The average wait time in this parking space is approximately 5-10 minutes. The proposed change results in a loss of 14 parking stalls. The current number of parking stalls totals 798. With the proposed change, the number of parking stalls total 784, which will not trigger a variance. The delivery parking stalls are to be 12 feet wide, where the existing stalls are approximately 9.5 feet wide. The applicant proposes 3 additional cart corrals. Mr. LeMay gave a detail of how the traffic will be circulated to the online pickup and delivery parking stalls. As to lighting and signage, 1 new light pole is proposed, along with 2 new light fixtures which have a mounting height of 39 feet and a footcandle of 5-6. The proposed banner is 5 feet x 2 feet. The top of the banner sign is approximately 18 feet high. There will be 9 new directional signage having dimensions of 1.5 feet x 2 feet. Striping on crosswalks, stop bars and directional arrows will be refreshed, as well as seal coating on the parking lot. Any potholes or rough areas in the parking lot will be repaired as well.

The proposed signage will require variance relief, as the proposed pickup signage in each stall is greater than 4.5 square feet, where the requirement is 4 square feet and will be posted at approximately 7.2 feet high, where 6 feet is the requirement. The banner is 10 square feet. The directional arrow signs are 3 square feet and will be posted 8.5 feet high, where the requirement is 6 feet high. A new door is proposed with a concrete slab, which will be dedicated to employees assigned to the online pickup and delivery parking stalls.

As to daily operation of the facility, no new employees are anticipated. The current employees will be allocated to online pickup and delivery. Hours of operation for online pickup and delivery are expected to be the same as the hours of operation for the store. As to security, each store is evaluated individually to assess the need for a security company. Mr. LeMay agreed to comply with all conditions set forth by the City.

Edward Danza was sworn in and gave testimony. This project is a remodel. The footprint will not be expanded. The proposed new door will have key fob access only, which will be dedicated to store associates. In case of emergency, the door will be a break away door. The exterior of the building color is to be painted, with new exterior building signs. There are currently 8 exterior building signs, with a total of 438.1 square feet. The proposal is 8 new building signs but the square footage has been reduced to 353 square feet by using different fonts, The main sign is being moved to the front area of the building.

John Taikina was sworn in and gave testimony as to signage. The proposed signage is slightly larger and the height is slightly taller than what is required in the City's Code. As to the building

signs, the applicant is proposing the same number of signs containing less square footage than what is currently in place.

FOR THE CITY:

Barbara Fegley
Michelle Nothhaft

PUBLIC PORTION:

Open to public.
There were no comments by members of the public.
The public portion was closed.

MOTION ON THE APPLICATION:

Motion to approve Preliminary and Final Major Site Plan, with Bulk Variance relief, with conditions. Motion by Mr. McGinty, seconded by Mr. Malone.

Larry Malone	Yes
Thomas McGinty	Yes
Jared Carll	Yes
Kristine Garton	Yes
Mr. Makos	Yes
Comm Cossaboon	Yes
Mayor Romanik	Yes
Vice-Chair Dupnock	Yes
Chairman Gallaher	Yes
Vote Tabulation:	(9) In favor (0) Opposed (0) Abstained

Application was approved, with conditions.

APPLICATIONS:

App #30-2025PB
NJ Motorsports Park
8000 Dividing Creek Rd
Block 125.03, Lots 1, 3 and 6
Seeking an Amendment to the GDP

App #24-2025PB
NJ Motorsports Park
8000 Dividing Creek Rd
Block 125.03, Lots 1, 3 and 6
Seeking Minor Subdivision and Preliminary Site Plan Approval

**App ##25-2025PB
NJ Motorsports Park
8000 Dividing Creek Rd
Block 125.03, Lots 1, 3 and 6
Seeking Final Site Plan Approval**

FOR THE APPLICANT

Michael Malinsky, Esquire
Jason Schooling, Engineer
Bryan Mayer, Engineer
Lee Brahin, Applicant
Brad Scott, Applicant

EXHIBITS:

Exh A-1 – Colorized Site Plan
Exh A-2 – Colorized Site Plan
Exh A-3 – Units A-C
Exh A-4 – Colorized Units N-R
Exh A-5 – Colorized Units S-V
Exh A-6 – Colorized Units W and X

PRESENTATION:

Michael Malinsky, Esquire appeared on behalf of the applicant and requested that all 3 applications be heard at once to prevent duplicative testimony, which was granted by the Board. The proposal is to amend the GDP, constructing 98 exotic car garages on lots 1, 3 and 6 of Block 125.03. The GDP, in 2004, referenced 174 trackside villas to be proposed. To date, 8 trackside villas and 64 exotic car garages have been or are in the process of being constructed. The current proposal is to develop 14 two story buildings with 7 exotic car garages, making 98 exotic car garages, bringing the total to 170 units, which is 4 less than the 174 originally proposed. The breakdown is 162 exotic car garages and 8 trackside villas. This is the last phase of the buildout for the motorsports park.

The Minor Subdivision relates to lot 1 of block 125.03. The subdivision relates to a lot line adjustment of lots 1 and 3, and lots 1 and 6, taking area of lot 1 and adding it to lots 3 and 6, where exotic car garages are being proposed. 2 new lots are being created from lot 1, which are being proposed as lots 14 and 15. These lot line adjustments do not trigger variances. No Variances are being sought in any of the applications.

Jason Schooling, Bryan Mayer, Lee Brahin and Brad Scott were collectively sworn in.

Jason Schooling was accepted as an expert in civil engineering and testified addressing the Minor Subdivision and the Preliminary and Final Major Site Plan Application. The main amendment to the GDP includes relocation of the exotic car garages. The original GDP approval was for 174 trackside villas, which was later amended to allow exotic car garages. The original exotic garages

were to be constructed in lots 8, 9, 2, 5 and 3. The new proposal is to relocate them to 4 new locations, extension of lot 6, new lot 14, expansion of lot 3 for units S-V, and North of Lightning Raceway will be units W-X. Building A-C will be constructed at the end of lot 6 and be accessible by an extension drive of .84 acres of Corsair Drive. As to units N-R, they will be accessed by a paved portion from the gravel drive that circles the entire lot. Units S-V will also be accessed by a paved portion off the gravel drive. Units W-X will be accessed from an existing access drive. The applicant is proposing 1.3 acres of tree removal order to construct the exotic car garages. The proposed exotic car garages will have less of a financial impact on the City than the trackside villas. The proposed garages are non-residential. As to open space, the proposed amendment to the GDP contains 16.6% impervious coverage. As to stormwater, the proposal is compliant with the original GDP.

As to utilities, buildings A-C and N-X will use existing utilities (public water and sewer) and no changes to solid waste. The intention of the applicant is to construct the garages within 5 years of approval.

Units A-C will have 20-foot driveways with additional parking at a different location. Other Units situated next to Buckshutem Road, Dividing Creek Road, and North of Lightning Raceway, will have similar layouts. Overall, there are a total of 98 exotic car garages, in 14 separate 2 story buildings, with 7 units in each. Parking, landscaping and utilities are provided for all buildings. There is a total of 588 parking spaces. Stormwater runoff will be directed to basin D.

Mr. Schooling discussed the CME report and had concerns with Item C-1 of the report. The applicant will work with CME and Engineering to work out the issue.

Bryan Mayer, gave testimony. There are proposed additional fire hydrants. Mr. Mayer referenced Exhibit A-4, which is regarding Units N-R, and the proposed details of stormwater drainage and sewer. Tree removal is proposed to take place. Additional landscaping will be put in place to provide a buffer between parking and the garages. The distance from the property line to the units is 116 feet, with the additional landscaped portion being 57 feet. There was discussion and concerns about trees and whether the space is wooded or cleared. The applicant agreed to work with the City professionals regarding tree planting where a buffer is lacking.

Regarding Units S-V, the layout will be similar to that of the other proposed new units. The distance to the property line is 110 feet. New stormwater inlets are proposed for this site.

In regard to Units W and X, these units will be part of a sanitary sewer extension, along with Units S-V.

Lee Brahin gave testimony. Mr. Brahin explained the general use of the exotic garages, as well as the amenities. The typical unit is 1,500 square feet and easily stores 4 cars. Year round residence in the garages is not permitted.

FOR THE CITY:

Barbara Fegley
Michelle Nothaft

PUBLIC PORTION:

Open to public.
There were no comments by members of the public.
The public portion was closed.

MOTION ON THE APPLICATIONS:

Motion to approve the Amendment to the GDP, Minor Subdivision, Preliminary and Final Site Plan approval, with conditions. Motion by Mayor Romanik, seconded by Vice Chair Dupnock.

Larry Malone	Yes
Thomas McGinty	Yes
Jared Carll	Yes
Kristine Garton	Yes
Mr. Makos	Yes
Comm Cossaboon	Yes
Mayor Romanik	Yes
Vice-Chair Dupnock	Yes
Chairman Gallaher	Yes
Vote Tabulation:	(9) In favor (0) Opposed (0) Abstained

Applications were approved, with conditions.

APPLICATION:

App #26-2025PB
City of Millville
Bogden Blvd
Block 136 Lot 1
Seeking Minor Subdivision

FOR THE CITY:

Michelle Nothaft

Michelle Nothaft presented the application on behalf of the City of Millville. This property has frontage on Bogden Boulevard and Dividing Creek Road. The subdivision will create a new lot 1.05. The subdivision deed will be recorded by plat. No variance relief is required.

PUBLIC PORTION:

Open to public.
There were no comments by members of the public
The public portion was closed.

MOTION ON THE APPLICATIONS:

Motion to approve the Minor Subdivision. Motion by Mr. Carll, seconded by Commissioner Cossaboon.

- Larry Malone Yes
 - Thomas McGinty Yes
 - Jared Carll Yes
 - Kristine Garton Yes
 - Mr. Makos Yes
 - Comm Cossaboon Yes
 - Mayor Romanik Yes
 - Vice-Chair Dupnock Yes
 - Chairman Gallaher Yes
 - Vote Tabulation: (9) In favor (0) Opposed (0) Abstained
- Application was approved.

APPLICATION:

App #27-2025PB
City of Millville
210 Buck St
Block 410 Lot 1
Seeking Minor Subdivision

FOR THE CITY:

Michelle Nothaft

Michelle Nothaft presented the application on behalf of the City of Millville. The purpose of the subdivision is to make a buildable lot, while having a green acres buffer. The subdivision deed will be recorded by plat.

PUBLIC PORTION:

Open to public.
There were no comments by members of the public.
The public portion was closed.

MOTION ON THE APPLICATIONS:

Motion to approve the Minor Subdivision. Motion by Mayor Romanik, seconded by Vice-Chair Dupnock.

- Larry Malone Yes
- Thomas McGinty Yes
- Jared Carll Yes
- Kristine Garton Yes
- Mr. Makos Yes
- Comm Cossaboon Yes
- Mayor Romanik Yes

Vice-Chair Dupnock Yes

Chairman Gallaher Yes

Vote Tabulation: (9) In favor (0) Opposed (0) Abstained

Application was approved.

PUBLIC COMMENT:

Chairman Gallaher opened the meeting to members of the public.

Motion to close the public comments.

ADJOURNMENT

The meeting was adjourned at 8:17 pm.

Respectfully submitted,

Dawn Grossman

Planning Board Secretary