

**City of Millville**  
**Planning Board Minutes**  
**January 11th, 2021**

**Open Public Meetings Act Statement of Conformance:**

“This meeting is being conducted by teleconference due to the COVID-19 PANDEMIC, was advertised, posted, and made available to the public to attend and provide public comment during the public portion of the meeting in accordance with the Open Public Meetings Act, Chapter 231, Public Laws of 1975, as required by Statute. In attendance were Vice-Chairman Kasuba, Chairman Gallaher, Commissioner Udalovas, Mr. Gallagher, Jay Laubengeyer, Mr. Malone, and Mr. Caregnato. Also present was Mr. Van Embden, Planning Board Solicitor, Samantha Silver, City of Millville Planner, and Michelle Baker, City’s assistant Engineer. Abstain was Ms. Arrigo.

**MINUTES OF PREVIOUS MEETING:**

Commissioner Udalovas made a motion to approve the December 14th, 2020 minutes, seconded by Mr. Malone. Vice-Chairman Kasuba, Chairman Gallaher, Commissioner Udalovas, Mr. Gallagher, Mr. Malone voted yes. Ms. Arrigo, Mr. Gallagher, Mr. Laubengeyer, and Mayor Santiago abstained.

**CORRESPONDENCE:**

The commission approved Jose Silva, Jr. as Alternate member #1 to the Planning Board expiring date 12/1/22.

Re-appointed Mr. Jay Laubengeyer as a member of the Planning board expired date 11/11/24.

Re-appointed Ms. Denise Arrigo as a member of the Planning board expired date 11/11/24.

**RESOLUTIONS:**

• **Appointment of Chairman:**

Mayor Santiago made a motion to nominate Mr. Gallaher as Chairman and Mr. Kasuba seconded the motion and it was approved with the following roll call vote: a yes for Mr. Kasuba, Mr. Gallagher, Commissioner Udalovas, Mr. Laubengeyer, Mayor Santiago, and Mr. Caregnato. *Carried*

• **Appointment of Vice-Chairman:**

Mayor Santiago made a motion to nominate Mr. Kasuba as Vice-Chairman and Commissioner Udalovas seconded the motion and it was approved with the following roll call vote: a yes for Mr. Gallagher, Chairman Gallaher, Commissioner Udalovas, Ms. Laubengeyer, Mayor Santiago, and Mr. Caregnato. *Carried*

• **Appointment of Board Secretary and Solicitor:**

Mr. Malone made a motion to nominate Ms. Kristine Klawitter as Board Secretary and Nathan VanEmbden as Solicitor Mayor Santiago seconded the motion and it was approved with following roll call vote: a yes for Vice-Chairman Kasuba, Mr. Gallagher, Commissioner Udalovas, Ms. Laubengeyer, Chairman Gallaher, Mayor Santiago, Mr. Laubengeyer, and Mr. Caregnato. *Carried*

- The Board discussed **Resolution #03-2021** regarding the scheduled dates of Planning Board Meetings. Vice- Chairman Kasuba made a motion to approve **Resolution #03-2021** and was seconded by Mr. Malone. All present voted Yes.
- The Board discussed **Resolution #01-2021** regarding the annual reorganization and appointment of professionals-2021. Commissioner Udalovas made a motion to approve **Resolution #01-2021** with the provision of engineer and the Planner Consultant provided by The Commission Board enabling the Planning Board to vote on hiring an Engineer and Planner and was seconded by Mr. Malone. All present votes Yes.
- The Board discussed **Resolution # 02-2021** regarding Nathan VanEmbden authorizing contract professional services for the Planning Board - 2021. Mr. Malone made a motion to nominate Mr. Nathan VanEmbden for City Solicitor and Mayor Santiago. It was approved with the following roll call Vote: All present votes Yes.

### **APPLICATIONS:**

#### **Agriterra, LLC- 501 Bogden Blvd in Block 125.03 Lot(s) 11**

Lou Magazzu, Esq. representing Agriterra, LLC of 501 Bogden Blvd in Block 125.03 Lot in an I-3 Industrial Zone requesting Preliminary and Final and Minor subdivision and Major site plan approval. The property is located on the South side of Bogden Blvd at the intersection with 55 across from the soccer fields a just North East of the airport runway. Nathan VanEmbden swore in the following witnesses: Paul Infranco Jr., 3189 Brookdale, Vineland owner of facility and Joe Maffei, 5 Gamridge drive of Oceanview, NJ, project engineer. The site is approximately 89 acres in size and is currently vacant land covered in a mixture of grass and woodlands. The lot has over 2700 feet of frontage on the Bogden Blvd and approximately 158 feet of frontage on the route 55. The applicant would like to subdivide the 89 acre lots into two new lots proposed lot 11.01 it will be on the West side of the site and contain 44 acres with over 1,500 feet of frontage and proposed lot 11 will be the remainder of the site on the East side. The applicant would like to propose on the West side of the property with new industrial food processing facility with associated parking, loading, and another improvement. The facility is 63,160 square feet single Story industrial building which will be used for food processing and storage. 2,500 square feet accessory building which will be used for a pretreatment system. There are 58 parking spaces, two driveways which will be aligned with McCafferty Blvd. Two new storm water basins with a black vinyl 6 ft fence surrounding the basins. The applicant has complied with the CME report. The applicant requested no rain guards and the city assistant engineer agreed with the request. Applicant would like to have Up to 90 square foot sign on a pole and up to 90 square foot sign on the side of the building. They will have a total of 56 full time employees they will run 24 hours 1st shift will have about 20 three employees including clerical staff 43 employees between 1st and 2nd sure 11 employees on 3rd shift 3rd shift is the sterilizing shift. Applicant will have to get FAA approval for the 30-foot light pole. Applicant agreed to provide easement for future bike path if required and will install sidewalk when next development begins construction.

Chairman Gallaher open the public portion for comment.

Doug Cossaboon of 55 Tomasello Drive was sworn in by Nathan Van Embden and approves of the project.

Lynne Compari- Porreca Drive in Millville Was sworn in by Nathan VanEmbden. Worried about odors drainage and the basin with this project. Paul Infranco speaks regarding the scrubbers working on the cooking machines to catch the smells and bring back through the oven.

**Nabb Solar I, LLC- Nabb Avenue and U.S. Rt. 49 in Block 2 Lot(s) 31,35, and 36 and Block 3 Lot(s) 54,57, and 59**

Stephen Nehmad, Esq. representing Nabb Solar I, LLC at Nabb Avenue and U.S. Rt. 49 in Block 2 Lot(s) 31,35, and 36 and Block 3 Lot(s) 54,57, and 59 in an AC Agricultural conservation District requesting Preliminary and Final site plan and Minor subdivision with conditional use pursuant to section 30-183.1.B approval. This property requires no variance or design waivers. It is important to note that there will not be heavy traffic once construction is done just monthly check-ups. Otherwise, it is all electronic transmissions sent to headquarters.

Swore in:

Bill McManus – Duffy McManus Consultation Firm Licensed Surveyor and Planner  
Tim Daniels – Dakota Renewable Energy - Representative  
Tom Rouch – Duffy McManus Consultation Firm Licensed Engineer  
Eric Hetzel – EH LLC Licensed Pro Planner (Fiscal Aspect)  
David Capparelli – Dakota Renewable Energy (Engineering/Development Aspect)  
Kristin Wildman – DuBois Environmental Consultant (Pro Wetland Scientist)

Dakota Renewable Energy is a developer of large scale solar, and it is based out of Colorado. They have projects in 7 states including 7 projects in NJ. This is a smaller size one between 50-70 megawatts. They will sell the energy to wholesale companies. It will be a normal solar system with steel racking and 5' to 10' posts. The project will use 69KV interconnect voltage. The tracking system is different it will lay north to south and angle east in the morning and west at night to follow the sun. There will be a sub station on the north side. There will be no smells or sounds coming from the system and it will not use water. After 30 years the site will be restored and can be sold and used for any purpose. There will be a bond posted to cover the cost if there is a problem or Dakota goes out of business. Applicant agreed to provide documentation to establish net and general decommissioning costs at year 1 and every 5<sup>th</sup> year thereafter. At any point if the net value becomes less than the general decommissioning costs, the bond shall be posted, no later than year 15 of the project and recertified every 5<sup>th</sup> year thereafter. They will recertify every 5 years to ensure decommissioning has not begun yet. Mr. Nehmad stated if properties flood, they will work with the residents. Mr. McManus stated they are not filling the ditch that concerns the residents. Applicant agreed to walk the site with City Staff to establish and fill in any buffers needed to supplement the plan prior to perfected plans. Applicant agreed to use black cyclone fencing for perimeter fence. The applicant will comply with regulatory specifications to the substation on the northern portion of the property (i.e., install subgrade container system for leak containment, appropriate fence height, high voltage warning signage and security). Applicant has collectively agreed to the Engineering report and Planner's report.

Public Portion: Swore in all listed below:

Joseph Battersby – Resident – 46 Sugarman Avenue – All black fencing and landscaping more evergreens closer to each other to break it up.

Ed Kalinowski – OE Local 825 Operators union – They completely support the project.

Doug Cossaboon – Operating Engineer – Resident – 55 Tomasello Drive – Supportive – Win/Win

Jackie Errickson – Resident – 197 Nabb Avenue – Worried about water running into the property. They are requesting the ditch is not to be filled. They are also questioning what the bond is worth.

Lawrence Taylor – Resident – thank you.

Steven DiMatteo – Business Rep for IBEW – Local manpower has been approved by Dakota and it will bring hundreds of jobs to the area.

Steven Ploucher – Resident – 171 Nabb Avenue – Drainage issues that they would like fixed if they become a problem.

Julie Lipinski – Resident – Issues with the drainage and the entrance being across from her home. She would like to see if they can move it to another location.

**OTHER BUSINESS:**

With no other further business, Mr. Caregnato made a motion to adjourn and was seconded by Commissioner Udalovas

Respectfully submitted,

Kristine Klawitter, Zoning/Planning Secretary