

Zoning Board of Adjustment

City of Millville

March 3rd, 2022

4th Floor Commission Chamber

6:00 PM

ZB Open Public Meeting Act Statement of Conformance-

Open Public Meetings Act Statement of Conformance:

"This meeting is being conducted in person 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. The secretary is directed to include a statement in the minutes of this meeting."

When the hearing is opened to the public you may comment or by agent or attorney and present any objections which you may have to the granting of the relief sought in the petition.

The following described maps and papers are on file on the municipal website at [HTTP://WWW.MILLVILLENJ.GOV/313/ZONING](http://www.millvillenj.gov/313/zoning) for viewing. If a member of the public does not have access to a computer, please contact Tiffany Arrowood, Board Secretary, to make arrangements to access plans noted below at (856) 825-7000 ext. 7300 or TIFFANY.ARROWOOD@MILLVILLENJ.GOV.

1. ROLL CALL

John Worthington, Chairman	(12/31/23)
Robert Connor, Vice-Chairperson	(12/31/22)
Veronica Chainey	(12/31/22)
Pauline Velez	(12/31/24)
George LaTorre	(12/31/22)
Sheila Roselle	(12/19/25)
Timothy Carty	(02/07/25)
Sharleen Johnson, Alt. 1	(08/01/23)
Angeline Broomhall, Alt. 2	(01/02/22)
Paul Williams, Alt. 3	(12/21/23)

2. CORRESPONDENCE

2.1 Appointment of Angeline Broomhall to Alternate 2 and Paul Williams Alternate 3.

3. RESOLUTIONS

3.1 Approval of Resolution #3-2022. This resolution was to revise and add the 362-N section to the current signage ordinance for 31-2021.
Motion – RC 2nd – TC All that present were a yes.

4. MINUTES OF THE PREVIOUS MEETING

Regular Zoning Board Meeting Minutes February 3rd, 2022.

Motion – TC 2nd – RC All that present were a yes.

5. APPLICATIONS-

- a. **ABO Holdings, Inc.-** 2102-2198 N. 2nd Street in Block 227 Lot 2 in a I-2 Interchange Mixed Use District. Matthew Robinson, Esq representing ABO Holdings. The applicant is "D" Variance for a plasma blood donation center. There will be no changes to the footprint of the building but there will be interior changes to the building. Robert Groom of Irvine, CA was sworn in and testified as the CEO of ABO Holdings, Inc and Rodney Gomez was sworn in and testified as Director of Operations of ABO Holdings, Inc. The company has two locations one in Cherry Hill and the other in Glassboro, NJ. They are their Southern NJ locations, and they are both doing well and thriving. Their operation is hoping to be open from 7am to 6pm Monday through Sunday. They plan on employing 70 people with roughly 35 per shift. Most of them will be full time with a few part time employees. The company has a very thorough donor screening process they must verify residency, health conditions, lifestyle, and exposures. They expect to see approximately 200 donors per day at this facility, the other two are smaller locations. The waste will be picked up FDA certified Biowaste disposal firms like Stericycle one time per week. They would like to operational in 6 to 8 months and will recruit through social media and advertising. Tamara Asajjew spoke in the public portion and asked questions about the protesters at the sites and if they had emergencies if they knew how they would take care of them. The company representatives said they have never had protesters at any of their locations and they have only had one emergency in the 8 months of the other two locations being open. The Board Members discussed their thoughts on having this company come to the city. There was a lot of positive factors to bringing more jobs and business to the city.
- b. **Shriji Pranam Quality Inn & Suites -** 1701 N. 2nd Street in Block 233 Lot 5 in a B-4 Business District. Matthew Robinson, Esq representing Shriji Pranam, LLC d/b/d Quality Inn & Suites. The applicant is "D" Variance to change 42 rooms into 'Suburban Extended Stay Suites'. This matter was tabled for this month's zoning board meeting because they were planning on joining another hotel corporation to alleviate the issue.

6. OTHER BUSINESS-

7. ADJOURNMENT

Motion - TC 2nd – RC All that present were a yes.