

**Millville
Zoning Board Meeting
Held March 5th, 2020
Minutes**

PUBLIC MEETING

Members of the Millville Zoning Board met on the above date for their regularly scheduled monthly meeting in the Richard C McCarthy Chamber, 4th floor of City Hall. Chairperson Chainey 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. The Secretary called roll and found those in attendance were Vice-Chairman Conner, Chairman Worthington, Mr. Carty, Ms. Roselle, and Mr. Latore were all present. Also present were Mr. Van Embden, Zoning Board Solicitor, Wayne Caregnato, City of Millville's Zoning Officer. The following were absent Ms. Velez, Ms. Chainey, Mr. McGahhey, and Ms. Johnson.

MINUTES OF THE PREVIOUS MEETING

Mr. Carty made a motion to approve the minutes of the February 6th, 2020 meeting and was seconded by Mr. Latore. All present voted yes.

RESOLUTIONS-

Resolution #04-2020 for Wheelers Holding, LLC d/b/a/ Mission Spirits, LLC was granted Approval for a "D" Variance. Mr. Carty made a motion to approve the conduction of a spirit distillery and Site plan Approval with waivers and was seconded Vice-chairman Connors. All present voted yes.

CORRESPONDENCE – N/A

APPLICATIONS –

5.1 Joe Crist, 604 N 3rd Street, Millville in Block 293 Lot 1

Mr. Joseph Crist of 604 N 3rd street is here tonight requesting a "C" variance for the habilitation of the structure for use as an automotive broker office at location 604 N 3rd Street in Block 293 Lot 1 in a B-4 Business Zone. Mr. Van Embden swore in Joseph Crist at 604 N 3rd Street. Mr. Crist handed out photos of the building to the board members.

As an automotive broker I handle locating, purchasing, online selling, finalizing B&B work for clients, my services are advertised and marketed online. Do not stock vehicles. I do not need front storage to advertise my vehicles. The location will be used to delivery the vehicle to the client, handle paperwork, file paperwork, and to hang my dealers' licenses. It is required by the state to hang your dealers' licenses.

I currently have a garage in Millville's industrial park, where I detail, repair, service and storage vehicles. In 2017 I purchased 604 N 3rd street from the City with intention of running my brokers firm. Since 2017 I have been investing time and money into the building. This building has been boarded and vacant for decades. With approval from the board for this variance I continue to develop the site making the structure more suitable. Granting this variance has no economic or residential impact to the public good of the neighborhood. With granted approval additional exterior lightening and security systems which will make the area much safer and discourage loitering. Denying the variance will make a hardship for myself and leave the building unusable for anything pre claim worthy in the zone it occupies.

Mr. VanEmbden would like Mr. Crist to verify the photos he passed out. Photo Label A with 2017 is a picture of the building after he replaced the door and removed the board off the top two windows.

A-2 is a photo of the street level window that was boarded up in 2017.

A-3 is a photo of the office inside after the renovation where done by Joe Crist. It shows a replacement door, new flooring, workstation, and new windows. 2020

A-4 shows a photo if you were looking inside the office from the garage. 2020

A-5 shows a picture the current building with a repaired a frame, new windows, new door, and removed rotten wood from around the garage door and re-stucco. 2020

My intentions going forward will be to re-stucco the front of the building, paint, exterior lights, fascia, and new roof. No footprint changes.

State law requires two parking area for cars for a dealer's licenses. Inside I have two marked out parking areas that the state has come down marked out and inspected the property. I just need the Zoning officers' letter to complete everything for the state requirements as an automotive broker. You are not required to use them just required to have the parking spaces. The building will be used to finalize the sale of a vehicle. He will go out and find the vehicle your looking for, he will detail, service it, and bring it to 604 N 3rd street location to showcase it then finalize the deal with the customer. The building has a standard garage door for entrance for the cars.

Wayne Caregnato the zoning officer makes a statement you must comply with the business occupancy. With a change of use you will be required to add a bathroom.

Signage will be just the small sign he has on the front of the building now. The sign is compliance with the ordinance. Hours will be Monday through Thursday from 9am-5pm. Only one employee, myself. Most of the work is done online.

Mr. Latore what the most cars that will be in there at a time. Mr. Crist only two cars at a time.

Chairman Worthington opens the public portion.

As there are no speaker, Chairman Worthington closes the public comment.

Chairman Worthington seem this is a good use for this sites, good opportunity to put a vacant building back in service and support the applicant.

Ms. Roselle and Mr. Latore agrees, it's a creative use of the building, it a good idea, and improvement to the area. There is no detriment caused to the greater good of the public.

Mr. Carty made a motion for "C" variance to habilitation of the structure for use as an automotive broker office and seconded by Vice- Chairman Conner. All present voted yes.

OTHER BUSINESS –N/A

With no other further business, Vice-Chairman Connor made a motion to adjourn the meeting and was seconded by Mr. Carty.

Submitted by:
Kristine Klawitter