

City of Millville
Planning Board Minutes
March 8th, 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, Mayor Michael Santiago, Denise Arrigo, 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. Larry Malone called the meeting to order at 6:30pm.

MINUTES OF PREVIOUS MEETING:

No meeting minutes.

CORRESPONDENCE:

No correspondence.

RESOLUTIONS:

- The Board discussed **Resolution #06-2021 Millville Alley - Four Seasons**
 - Mr. Gallagher motioned for this to pass. Commissioner Udalovas was second to motion and role was taken. All present voted yes.

- The Board discussed **Resolution # 07-2021 Redevelopment Plan Amendment Block 266 Lot 7.04 – 7.07**
 - Mr. Kasuba motioned first, and Mr. Gallagher motioned second for this to pass. All present voted yes, except Mr. Caregnato, who voted no.

PRESENTATIONS:

8.1 Master Plan Amendment

To adopt the Center City Millville Neighborhood Plan 2019 as an appendix to the Master Plan. Samantha Silvers, City Planner and Heather Santora, Holly City Development Corp were both present to discuss the new revisions. This is a Wells Fargo Grant, and all properties were assessed. The community participated in many different outreach programs and they were able to help identify problems areas. The 6 different areas that need to be address are: 1) Fun and Healthy Community, 2) Creating Marketing for Home Ownership and Investment, 3) Increase Access to Jobs and Education, 4) Arts and Economic Development, 5) Improve Public Spaces, and 6) Increase Opportunities for Civic Leadership.

APPLICATIONS:

719 Orange Street LLC and 719 Orange Site Plan & Architectural

This project was present by Michael Fralinger, Esq. on behalf of 719 Orange street LLC. They were requesting minor subdivision and major site plan approval at Block 581 Lots 1 and 1.01 located in an I-1 General industry District.

Phase one of this project was proposed in 2018. The following were sworn in for testimony: Nick Catalona, David Bosco, and Michael Fralinger Jr.

Phase 1 – 71,866 sq ft

Phase 2 – 42,420 + 11,000 sq ft

Total Buildout – 125,286 sq ft

Loading docks and ramp will be to the east and the tanks will be to the west. They will have 23’ to 45’ for product storage. There will be an elevated supply pipe approximately 18’ high with structural support. The access on Gorton Road will house 98 stalls, truck entrance, and stone access driveway. There will also be shade trees. A waiver will be needed for there being no sidewalks. The dark green section of the site plan shows the original site and no clay. The light green section of the site plan is the grassed open areas. This will need a “C” variance. There is approval from conservation site.

Mr. Fralinger is requesting variance for side yard setback 5.3 ft versus 20 feet, 98 spaces versus 251, designing waivers, driveway with waiver 60 feet versus 54 feet, and sidewalk waiver.

Motion on minor subdivision Mr. Gallagher was the first and Mr. Caregnato was the second to motion. All present voted yes; Mayor Santiago was not present for the vote. (He did text yes.)

Motion on major site plan approval Mr. Gallagher was the first and Mr. Caregnato was the second to approve. All present voted yes; Mayor Santiago was not present for the vote. (He did text yes.)

OTHER BUSINESS:

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

Respectfully submitted,

Tiffany Arrowood, Engineering Secretary