

**Millville Zoning Board Meeting
Held April 1st, 2021
Minutes**

PUBLIC MEETING

Members of the Millville Zoning Board met for their Regular Zoning Board Meeting on April 1st, 2021 at 6:00 p.m. via teleconference which the public was invited 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. Chairman Worthington called the meeting to order at 6:10pm and announced that this meeting was being conducted in accordance with the Open Public Meeting 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 Chairman Worthington, Ms. Sheila Roselle, Vice Chairman Rob Connor, Pauline Velez, Shelia Roselle, Veronica Chainey, and Tim Carty were present. Mrs. Chainey and Mr. Latore were absent. Also present were Mr. Van Embden, Zoning Board Solicitor, Wayne Caregnato, City of Millville's Zoning Officer, Michelle Baker and Tiffany Arrowood Engineering Secretary.

MINUTES OF THE PREVIOUS MEETING

Vice Chairman Conner called a motion to approve the March 4th, 2021 minutes and Shelia Roselle second the motion. All board members approved the meeting except Mr. Carty he abstained.

RESOLUTIONS

No resolutions.

APPLICATIONS

Sign Pros - Block 294 Lot 3

Mr. Van Embden swore in the following people:
Nick Kappatos – owner of sign pros and installer.
Kathleen Dallman – national sign vendor for Family Dollar.
Steve Mcmanis – store planning for Family Dollar.
Scott Kiptils – attorney for Family Dollar.

Family Dollar is asking for not only front signs, but also side and rear sides (Broad St. & Rt. 47/2nd St.) in addition to High Street. They are under construction in Save-A-Lot/Family Dollar. The back of them are non-illuminated, variance for front illuminated and side (Broad Street) illuminated. There was an engineering report submitted from Tom Clark (National Engineer for Family Dollar). The existing signage would still be large than the proposed signage. The roof top bump out was addressed and was a drafting error. The sign ordinance for that zone and use needed to be approved so they could apply for construction permits. There was no one from the public for the public portion. Vice Chairman Connor made a motion to approve the signage and Tim Carty seconded the motion. All members said yes to approve the signage.

1601 Millville LLC - Block 233 Lot 4

Mr. Van Embden swore in the following people:

Dean Marcalango – attorney for 1601 Millville LLC

Robert Eisenburg – Property owner, Principal of Properties

Larry DiPalma – Realtor, Principal DePalma Realty, expert witness

Kim Dechen – Architect, TK Studio LLC

Joe Maffei – Engineer

The name of the new apartment complex will be “Glasstown Village”. There are minimum site improvements and no big structural or footprint changes. There will only be interior changes as Mr. Eisenburg explained to the board. He stated that the buildings were not going to be good buildings for office use and that is why they have had a hard time renting them out. They want to completely renovate the interior of the building and preserve the exterior. There will be 50 units, 34 of them will be 1 bedroom and there will be 16 studio apartments. The rent for the apartments would be less than \$1,000 roughly \$800 for 1-bedroom apartments and \$700 for studios. There will be a minimum of a 1-year lease for the apartments. All units will have the ability to be ADA compliant if needed but there will be a few that are ADA compliant to begin. There will also be a full-time superintendent living on site so if there are any issues, they can help the residents. The complex will also have recreation on the rear side with green space and there will also be a school bus stop area. The sewer and water that is existing will be able to handle the new demand of the new complex. The water and electric will be sub metered and can be paid by the owners not renters. The existing lighting will be used and there will be addition added to the courtyards, plus on the corner of Route 47 and Espoma Road. There will be gates added to both courtyard entrances of building A and B. There will be a 4ft high fence up along the rear and side and a decorative fence along Espoma and Route 47. There was a motion to approve by Veronica Chainey and Shelia Roselle seconded the motion. All members said yes to motion to approve except Mrs. Chainey. She does not agree it should be put in an area where there is terrible traffic and accidents constantly.

Mike Robinson - Block 537 Lot 33

Mr. Robinson 700 Menantico Ave to put a 6’ vinyl fence. There was a motion to approve from Veronica Chainey and Tim Carty seconded the motion. All members said yes to motion to approve the fence request.

Nipro Glass - Block 264 Lot 2

Mr. Van Embden swore in the following people:

Matthew Robinson – Attorney for Nipro

Godfrey Aschmen – General Manager

Nipro would like to put a flashing sign out for hiring when they are looking for more employees. There would be various display settings and the sign would be double sided. The sign would be illuminated at certain times and during the hours of 10pm and 7am it would not be illuminated. There would be no animation preferred by the board and no flashing, so it does not distract drivers. The sign is very productive for Nipro's hiring needs and did help in finding candidates. There was a motion to approve by Vice Chairman Connor and Veronica Chainey seconded the motion. All members said yes to the motion to approve.

USA Busy Bee LLC - Block 376 Lot 13

Mr. VanEmbden swore in the following people:

Matthew Robinson – Attorney for USA Busy Bee

Thomas Coralezza – Owner of USA Busy Bee

Ricky Coralezza – Property Manager for the Properties

The property at 412 N 4th Street was a municipal nuisance and the property owner would like to transition the home into a duplex instead of a single-family home. They would like to reduce the amount of people occupying the home from 6 to 4 people in the front home and there will be two tenants in the rear apartment. They would upgrade the utilities such as plumbing and electric. There will be enough space for 10 parking spaces. There will be a private entrance on the left to the 1st floor apartment and on the right for the second-floor apartment. There will be a pathway from the front unit to parking in the rear of the building.

OTHER BUSINESS-

Annual Zoning Board Report

Discussion: Municipal Treatment of Cannabis Operations within the City

This matter was tabled until May. It will go before the Planning Board first.

With no further business, Steve Latore makes a motion to close the Zoning meeting and it is seconded by Vice Chairman Rob Connor.

Submitted by:
Tiffany Arrowood