

**City of Millville Planning Board**

**April 13th, 2020**

**Teleconference due to Covid-19 Pandemic**

**6:30 PM**

**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, Mayor Santiago, Mr. Gallagher, Ms. Arrigo, Jay Laubengeyer, and Mr. Caregnato. Also present was Mr. Van Embden, Planning Board Solicitor, Samantha Silver, City of Millville Planner, Brian Prohowich, City Engineer. Absent was Mr. Malone.

**MINUTES OF PREVIOUS MEETING:**

Commissioner Udalovas made a motion to approve the March 9th, 2020 minutes and seconded by Mr. Caregnato. The following board members voted yes, Vice-Chairman Kasuba, Chairman Gallaher, Mayor Santiago, Mr. Malone, Mr. Gallagher, Ms. Arrigo, Jay Laubengeyer, and Vice-Chairman Kasuba.

**CORRESPONDENCE: N/A**

**RESOLUTIONS: N/A**

**APPLICATIONS:**

**Courtesy Review for Redevelopment Plan for the Wheaton Glass Factory** including additional properties within Center City Study Area. Located at 200 G Street, Millville in Block 260 Lot 1. Chairman Gallagher and the planning board will collect the information given by the applicant and experts on the redevelopment plan and give the boards recommendations to the commission meeting in May. Mr. Lou Magazzu, Esq. is representing Mr. Anthony Santos in the redevelopment plan for the Wheaton Glass Factory. Stuart Wiser an expert witness with 15 yrs. experience as the Vice President of ARH Associates, license planner since 1988 and director of Atlantic City Planning and Development department. Mr. Wiser was sworn in by Mr. Nathan VanEmbden and is recognized by the board as an expert witness. The exists lot is 2,193 lot that is in need for redevelopment. Mr. Stuart Wiser talks the board through the prepared slides of the redevelopment plan for the Wheaton Glass factory, which has been vacant since 2005. We would like to develop a multiple business's in the nine-acre lot. Includes refrigerator storage, packaging, recycling glass, paper, and plastic, general warehouse, place of worship, food service, gyms, solar energy, schools, etc... Having the plant run twenty-four / seven.

The Board questions? Why another place of worship, with all the churches that are in and around Millville? Possible of a chapel? Anthony Santos- An example would be the World trade center, lots of places in New York have place of worship, daycares, and nursery. This is normal in faculties now days. No tax exceptions for these particular uses associated with a Permitted Principal Use. Auxiliary Uses and Structures as are normally and customarily associated with a Permitted Principal Use. Interior or exterior

maintenance and/or storage areas. Depots, yards and maintenance uses and facilities for automobile, truck and rail transportation associated with a Permitted Principal Use. Surface and/or structured parking. Car or truck washing facilities. The conditional uses are open to the general public. The ancillary uses will not be open to the general public only employees. The intent is not to be able to have it open to the general public. Will there be a requirement to the square footage in the redevelopment plan? How much will be dedicated to the principal use. Samantha Silvers, Supervising Planner for the City of Millville- The unlined zoning will govern the ground and refer back to what is written in the ordinance. The applicant does not have ownership right now to get all the documents needed. The applicant wants to keep the exist building and repair/remodel them. The City's professionals are going to go over I-mixed and square footage to help the applicant be able to make the repairs to the building. The applicant will give as much as they can on the Site Plan. Phase 1, 2,3,4 or all at once. I depend on the approvals and permits. Everything is changing for the time/due date due to the COVID-19 pandemic. Mr. Wisner states they are working with one lots in maximum coverage of buildings at 75% and impervious surface at 90%. They want to use the railroad to be able to bring and send out items.

Mr. Anthony Santos of Brooklyn, NY sworn in by Solicitor Nathan VanEmbden. Applicant is looking to invest over 50 million dollars in a recycling factory. It's a growing industry and necessary to help the landfills and add jobs to the city. The factory will be running 24/7 three shifts, two lines – PET and byproducts hiring 60+ employees. The product will come in a truck already clean. After being x-ray and overseen by man. Sarema is a company that will help purchase the machines from Italy, but they want to be partner to the business. All finish product will be food graded reusable plastic. The railroad is more cost efficient and you can move more products.

Chairman Gallaher opens the public portion.

Commissioner Peptone Millville NJ Is in agrees to the redevelopment plan.

Closed Public Portion.

### **Ordinance amending Chapter 30 to add Utility Scale Solar Uses**

The City of Millville engaged the New Jersey Department of Community Affairs Local Planning Services (LPS) on March 1, 2016 by Resolution R92-2016 to update the current Land Use Plan Element of the City's Master Plan to address the City's current goals and objectives to established a working committee including representatives from the Commission, the Planning Board and Planning Department. The LPS and Working Committee hosted public focus groups to assist in the development of goals and recommendations from property owners, non-profit organizations, City representatives and interested residents. The goals and recommendations including those from the public focus group were incorporated into a plan entitled City of Millville Land Use Plan Element dated January 2017 and adopted by the City Planning Board on January 9, 2017 following procedures for preparation and notification provided for in Municipal Land Use Law 40:55D-1 et seq. The City Commission introduced a comprehensive rewrite of Chapter 30 Land Use and Development Regulations to implement the zoning ordinance recommendations Resolution on first reading at a regularly scheduled meeting on January 21, 2020 and referred it to the Planning Board for review of consistency with the master plan. The Planning Board held a public hearing at a regularly scheduled meeting on February 10, 2020 and with extensive input from the public and discussion recommended via Resolution 04-2020 substantial revisions to Chapter 30 of the Zoning Code before adoption. In an effort to continue development and government operations during the COVID-19

crisis, the City Commission is desirous to enact a portion of the proposed Chapter 30 rewrite that was not subject of concern during previous public hearings. Steve Nemas, Esq. worked with multiple solar application for many years and solar is a beneficial use.

Chairman Gallaher open public portion

Tamara Tajawi Millville, Nj-Zoning distance on solar, can they fit? How many are being put up in Millville? Why would you put them up in the Riverfront, River conservation?

Samantha Silvers, Supervising Planner- There will not be solar in the Riverfront. The open space activity has low density add retables. No service by the water/ sewer

Wayne Caregnato, Zoning Officer- Commercial solar is 79 acres by rt 47 butler Ave -125acres. Solar will not be popping up all over Millville.

Chairman Gallaher closed Public Portion

Denise Arrigo made a motion to close the public portion and seconded by Wayne Caregnato. All present voted Yes.

Denise Arrigo made a motion for Ordinance Amending Chapter 30 have a 2<sup>nd</sup> reading with the City Commission and seconded by Wayne Caregnato. All present voted Yes.

Amendment to remove the Downtown Riverfront and to take into consideration the public will not be impacted.

Ed Gallagher made a motion to close the April 13<sup>th</sup> Planning Board Meeting and seconded by Commissioner Udalovas.