

**Millville
Zoning Board Meeting
Held May 7, 2020
Minutes**

PUBLIC MEETING

Members of the Millville Zoning Board met for their Regular Zoning Board Meeting on May 7, 2020 at 6:30 p.m. via teleconference which the public is 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. Business will be limited to items listed on the agenda only. Chairman Worthington called the meeting to order at 6:30pm 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 Statue. The Secretary called roll and found those in attendance were Vice-Chairman Conner, Chairman Worthington, Mr. Carty, Ms. Roselle, Ms. Chainey and Mr. Latore were all present. Also present were Mr. Van Embden, Zoning Board Solicitor, Wayne Caregnato, City of Millville's Zoning Officer, and Samantha Silvers, City of Millville's Supervising Planner. The following were absent Ms. Velez, Mr. McGahhey, and Ms. Johnson.

MINUTES OF THE PREVIOUS MEETING

Mr. Latore made a motion to approve the minutes of the March 5th, 2020 meeting and was seconded by Mr. Carty. All present voted yes.

RESOLUTIONS-

Resolution #05-2020 for Joseph Crist was granted Approval for a "C" Variance. Mr. Carty made a motion to approve a rehabilitation of structure for use as Automotive Brokerage office and was seconded Vice-chairman Connors. All present voted yes.

CORRESPONDENCE – N/A

APPLICATIONS –

Diana Millman, 10 E. Broad Street, Millville in Block 313 Lot 6

Mr. Millman of 10 E. Broad St. is her tonight requesting a "D" variance for commercial assembly use in conjunction with a community center in a B-4 Neighborhood Business. Mr. Van Embden swore in Diana Millman of 159 Cape May Ave, Estelle manor. Mr. Millman gave proof of noticing to the board secretary before the meeting tonight. We are asking for a change of variance since after renovating the building we did not have any doctor offices inquire about the building. Previous tenant was a doctor office. A year went by and Mr. White inquired about opening a community center to help under privilege kids. There is a big parking area with handicap spaces, a handicap ramp, and handicap accessible bathroom. The building is well suited to be a center for groups of people as there is a large room area and additional small rooms throughout the building. Mr. Van Embden swore in Willie White of 2223 S. 2nd Street apt J, Millville. Chairman Worthington, what type of meetings are you envision to have?

Willie would like to have bible study for youth kids, games, crafts, classes to help with homework, and to help keep kids out of trouble and off the streets. I would like the kids to know there is someone here for them and they are not alone. I'm a basketball and football coach and have been mentoring these kids and now I'm trying to find a place that will give me more flexible hours. I work full time on top of trying

to help the kids. I will keep my groups under 15 kids, it hard to reach the kids if there is too many in a group. I will hold gift basket sale that I make myself to help as a fundraiser to the community center, but I will not have things on display for people to just buy at any time. I will do crafts during holidays to support the community center. Everything is free no entrance cost to come in. Hours of operation no earlier than 10am and 9pm. One -two days a week will meet, since I'm just starting off. No Sundays. Age range will be from 7years old-15years-old. There are two poles for lightening in the alley way by the building and one floodlight by the stairwell. The board requirements additional lightening in the parking lot. The board asked if there will be any overnight stays?

NO. The applicant agreed to block off entrance to the first floor to the second floor. You can not enter the first floor from the second floor or vis-versa. Applicant aggress to make any changes asked of the construction department to comply with making the building assembly use. No cooking of any kind will be happening on the first floor, I will order out if needed.

Chairman Worthington opened public comment, no speakers, closed public comment.

Ms. Chainey states given the nature of the neighborhood and surrounding established businesses, it seems to me to be an acceptable use given that the, the sale of items be framed properly in the, in the motion. The positive criteria in the zoning code describe how this proposed used does not impact negatively upon the master plan and the intent of the zone. Including encouraging municipal action to guide appropriate uses and development of land, securing properties, safety from fire, flood paddock and other natural or man-made disasters, to provide adequate light, air, and open space. Development of individual municipalities do not conflict with the detriment to the general public's welfare of neighboring municipalities to promote the establishment of appropriate population densities and concentration that will contribute to the well-being of people, neighborhoods, and communities and regions and preservation of the environment. To ensure the appropriate, inefficient expansion of public funds by coordinating public development with land use policies. To provide sufficient space and appropriate location for right for variety of agricultural, residential, recreational, commercial, and industrial uses. The applicant will comply with adding additional light in the rear parking lot, block entrances between the first and second floor, will not engage in retail activities, will only hold once a month and holidays craft sale to benefit the community center, and comply with code for assembly use.

Ms. Chainey made a motion for "D" variance with stipulations for the assembly use of a community center and seconded by Mr. Carty. All present voted yes.

Jason and Janet Woodward, 604 N 3rd Street, Millville in Block 293 Lot 1

Mr. & Mrs. Woodward of 604 N 3rd street is here tonight requesting a "C" variance to install a 9' privacy fence at location 604 N 3rd Street in Block 293 Lot 1 in a B-4 Business Zone. Mr. Van Embden swore in Jason Woodward at 604 N 3rd Street, Millville. Mr. Woodward would like to increase the height of the fence to 9" ft on the north side of the property. The property for the fence will be up against Usler body shop. The applicant would like to block the view of used and damage cars in the Usler lot while in the backyard. The fence will begin at the front of Usler garage and follow along the existing fence put up by Usler.

Chairman Worthington opens the public portion.

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

No negative impact with adding an 9' fence, it is improvement to the neighborhood. Mr. Carty and Vice-chairman Connor agrees it will be a positive impact on the neighborhood and no detriment caused to the greater good of the public.

Mr. Carty made a motion for "C" variance for the site to permit a 9' maximum height privacy fence and seconded by Vice-chairman Connor. All present voted yes.

OTHER BUSINESS – Jose Nunez located 408 N. High Street in Block 364 Lot 8 in A-4 Central Business. Requesting a "D" variance for a retail firearms shop will be postpone until June 4th, 2020 Zoning Board Meeting. The applicant has not complicated with proper noticing requirements.

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

Submitted by:
Kristine Klawitter