

**Millville  
Zoning Board Meeting  
Held July 2, 2020  
Minutes**

**PUBLIC MEETING**

Members of the Millville Zoning Board met for their Regular Zoning Board Meeting on July 2, 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 Mr. McGahhey.

**MINUTES OF THE PREVIOUS MEETING**

June 4<sup>th</sup>, 2020 minutes were not approved on July 2<sup>nd</sup> meeting, due to graphical errors. June 4<sup>th</sup> and July 2<sup>nd</sup> minutes will be adopted on August 6<sup>th</sup> meeting.

**RESOLUTIONS-**

Resolution #08-2020 Denied Jose Nunez request for an Approval for a "D" Variance. Mr. Carty made a motion to adopt the denial for a retail firearm shop in a B-3 Central Business District and was seconded Mr. Latore. Mr. Latore, Ms. Roselle, Ms. Chainey, Mr. Carty, Vice-chairman Conner, Chairman Worthington all voted yes.

**COMPLETENESS DETERMINATION –**

City Planner, Samantha Silvers agrees after reviewing the Engineer report and considers the application complete. The applicant is aware that the application must be held in person and agrees to comply with what is needed. Mr. Chainey made motion to deem the application complete for Hendricks House Foundation Inc. and Mr. Carty seconds the motion. All present voted yes.

**CORRESPONDENCE – N/A**

**APPLICATIONS –**

Steve Levick of 923-925 Coombs Road, Millville in Block 264 Lot 7 is here tonight requesting a "D" variance and formal site plan waiver in a I-1 General Industrial Zone. Mr. Van Embden swore in Mr. Steve Levick located at 923-925 Coombs Road, Millville. Mr. Levick gave proof of noticing to the board secretary before the meeting. Chairman Worthington informs the applicant he needs five affirmative votes. Mr. Levick parent turn the home into apartments in 1976 and Mr. Levick turn the house into a single-family home in 1995. The apartment will be located on the second floor using the front vestibule as the entrance. On the second floor there is a bedroom on the left once you enter the apartment, straight ahead living area, 1<sup>st</sup> door on the right is a full-size bathroom, 2<sup>nd</sup> door on left 2<sup>nd</sup> bedroom and down the hall is a kitchen area. All rooms will be up to code by the renter's registration laws. The parking area can

accommodate 7-8 parking spaces and four trash cans. There are two separate entrances to each apartment, no common area.

Front porch is the entrance to the upstairs apartment and the back door is the entrance to the downstairs apartment. There is a concrete driveway entrance from coombs rd. and 10<sup>th</sup> street. Mr. Caregnato, City's Zoning officer informs the board, when your preexisting 2 family home turns back into a single family you lose that approved condition. There is no density issue with the changing from single family to apartments.

Chairman Worthington opened public comment with no speakers, Chairman Worthington will close the public comment and bring it back to the Board for finding facts and statements.

Board is ok with the little changes need to the west side of the house by the window to help tenant be able to get furniture into the apartment easier. All other changes will be made internally only. Mr. Levick agreed to the commitment on the engineer report to change the water service.

The board sees no negative impact to the masterplan or Zone. No detriment to the public good and Has a positive impact to the neighborhood.

Chairman Worthington, Vice-Chairman Connor, and Mr. Carty are all in agreement with the facts and findings.

Ms. Chainey made a motion to approve "D" variance and formal site plan and Mr. Carty seconds the motion. All present voted yes.

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

Submitted by:  
Kristine Klawitter