

CITY OF MILLVILLE PLANNING BOARD

MEETING MINUTES SUMMARY OF THE December 09, 2024 - SESSION

CALL TO ORDER:

Members of the Millville Planning Board met on the above date for their regularly scheduled monthly meeting in the Richard C. McCarthy Chamber, on the 4th Floor of City Hall. The Chairman called the meeting to order at 6:30 PM and announced that this meeting was being conducted in accordance with the Open Public Meetings Act of 1975, was advertised, posted, and made available to the public as required by Statute.

ROLL CALL:

Itzel Torres, Board Secretary conducted roll call. There were five members in attendance. There was a quorum and the meeting proceeded.

PRESENT:

Larry Malone
Thomas McGinty
Keith Rule
Mayor Benjamin Romanik
Robert Gallaher, Jr, Chairman

ABSENT:

PROFESSIONALS:

Lou Garty, Esq – Solicitor
Barbara Fegley – City Planner
Michelle Nothaft – Assistant Municipal Engineer
Itzel Torres – Board Secretary

ADOPTION OF MINUTES:

Regular Planning Board Meeting November 16, 2024. Motion to approve Mr. McGinty, seconded by Mayor Romanik. In favor – Mr. Malone, Mr. McGinty, Mayor Romanik, and Chairman Gallaher. Abstain – Mr. Rule

CORRESPONDENCE:

Lou Garty, announced that the board received a notice from sustainable NJ, pertaining to the city being eligible to participate in a free climate vulnerability assessment, grant program. Correspondence was received and filled by Chairman Gallaher

Chairman Gallaher announced that Application #24-2024PB – Deerfield Electric at 224 Bogden Blvd, withdrawn their application.

ADOPTION OF RESOLUTIONS:

Resolution #22-2024PB – South Jersey Realty Group Investors, LLC, 1020 Buck Street, Block 279, Lot 8, Approving a Minor Subdivision with Conditions. First motion Mr. McGinty, seconded by Mr. Malone. In favor – Mr. Malone, Mr. McGinty, Mr. Rule, Mayor Romanik, and Chairman Gallaher.

Resolution #23-2024PB – Roth 3880 Realty LLC, 3880 S. Delsea Drive, Block 7007, Lot 10.02, Approving a Minor Subdivision with Conditions. First motion by Mayor Romanik, seconded by Mr. Malone. In favor – Mr. Malone, Mr. McGinty, Mr. Rule, Mayor Romanik, and Chairman Gallaher.

Resolution #24-2024PB – City of Millville , 25 Airwork Street, Block 125.01, Lot 13, Approving a Minor Subdivision with Conditions. First motion by Mayor Romanik, seconded by Mr. Malone. In favor – Mr. Malone, Mr. McGinty, Mr. Rule, Mayor Romanik, and Chairman Gallaher.

Resolution #01-2025PB – Planning Board of Adjustments - Annual Meeting Dates for 2025 First motion by Mayor Romanik, seconded by Mr. Malone. In favor – Mr. Malone, Mr. McGinty, Mr. Rule, Mayor Romanik, and Chairman Gallaher.

APPLICATION:

Application #25-2024PB
Nabb Solar I, LLC
Nabb Avenue & US Route 49
Block 2 & 3, Lots 31, 35, and 36p; 54, 57 and 59
Seeking an extension of prior approval
FP- Farmland Production

FOR THE APPLICANTION:

Keith Davis, Esq. – Attorney
Alexa Watkins – Senior Development Manager
Krista Wildman – Environmental Consultant

Mr. Davis representing the application on behalf of Nabb Solar I, LLC. Seeking an extension from a prior approval of 2 years ago for a Utility Scale Solar Energy Site Plan. Mrs. Watkins stated that it is a 50-megawatt project, and it will be about 190,000 panels. The applicant has invested about 9.6 million dollars. Hopping to start construction in May of 2027. Mr. Davis stated that they are waiting for a modified flood hazard permit from DEP, was submitted back in April. Mrs. Wildman stated that the modification of the flood hazard area will add the gentile route into the permit.

FOR THE CITY:

PUBLIC PORTION:

Open to public: No comments
Closed public comments on the application

VERDICT:

Motion to find that the applicant has met the requirements under the statute to the final one-year extension, have provided testimony to the anticipated nature of the delays for additional State permitting and have met the burden. First motion by Mr. Malone, seconded by Mr. Rule.

Lary Malone	Yes
Thomas McGinty	Yes
Keith Rule	Yes
Mayor Romanik	Yes
Chairman Gallaher	Yes

Vote Tabulation: (5) In favor (0) Opposed (0) Abstained

Statues of Application – Approved

APPLICATION:

Application #19-2024PB
Millville 47 Developers LLC
2119 & 2129 North 2nd Street
Block 233, Lot 15 and 16
Seeking a Preliminary and Final Major Site Plan, Preliminary and Final Subdivision
RC – Regional Commercial

FOR THE APPLICANTION:

Danielle Kinback, Esq. – Attorney
Abigail Paterno – Civil Engineer
Nicholas Verderese – Traffic Engineer
Kristine Capone – Professional Planner

Mrs. Kinback represented the application on behalf of Millville 47 Developers LLC. They are seeking approval for a preliminary and final major site plan and preliminary and final subdivision, with bulk variance and design waiver relief. The property is approximately 17.92 acres, the applicant wants to subdivide the property into 4 parcels to support the proposed commercial uses. The uses that the applicant is proposing are permitted in the Zone such as Raising Cane's restaurant, a Valvoline quick lube service a drive-through coffee shop, and an Aspen dental office. Can comply with most variances except for a few variances and waivers. Have received County conditional approval, the condition being dedicated to a drainage easement. They are subject to DOT approval and an application has been made. Mrs. Paterno stated that Raisins Canes' hours of operation will be Sunday through Thursday, 9:30 am to 1:30 am, Friday through Saturday, 9:30 am to 3:30 am. They will employ 15 to 18 employees in the peak shift. Typically, 4 to 5 deliveries per week. Parcel B is to the south of the Raines Canes area, the use would be a coffee drive-through to the north, 2 retail buildings to the center of that use, and an endcap to the south which is the Aspen Dental. The coffee shop will employ about 10 to 15 employees, with no tenants at this moment for the coffee shop. The coffee drive-through use is approximately 2,522 sqft retail B1 in the south of that is 1,400sqft and retail B2 is approximately 2,506sqft. The Aspen Dental is approximately 3,600 sqft. No tenants for retail B1 and B2. The hours for the Aspen Dental would be Monday-Friday, 8:00 am to 5:00 pm, Saturday-Sunday, via appointment only, Wednesday they are open till 7:00 pm. Will

employ about 9 full and part-time employees. Deliveries once a day, trash would be picked up 3 times a week and medical waste picked up separately one time per week. Parcel C, is located on the southeastern corner. Approximately 4,418 sqft, no tenant for this use. Parcel D on the northeastern part of the site, is a proposed Valvoline approximately 1,921 sqft in size. The house of operation 8:00 am to 6:00 pm, is open 7 days a week. Services that they would provide are the following: oil changes, tire rotation, transmission fluids services, air conditioning recharge, air filter replacement, etc. Will employ about 6 employees a shift. Agree to disposal of the oils and tires consistent to the requirement of DEP and State. Access to the site is proposed via one right in the driveway on North Second Street, or Route 47, which can comply with delivery signs. All deliveries will be via Cumberland Crossing driveways and signs will be displayed. Along Cumberland Crossing there would be 2 other access points, the western driveway is an ingress-only driveway, and the other driveway is an egress-only driveway with 2 designated lanes, one for left turns out one for right turns out. Requesting variances for Parcel A (Raisin Canes), track size 0.88 acres is proposed for Parcel A as 2 acres are required, a variance for lot frontage, 300ft is required and 176ft is proposed. Requesting a front yard setback, 100ft is required and 54.7ft is proposed. A rear yard setback variance of 10.5ft is proposed and 50ft is required, that is for the canopy setback on the easter side. A side yard setback variance, of 25.7ft is proposed and 50ft is required. All recently mentioned variances are on Parcel A. Proposing 33 parking spaces, and 2 ADA parking stalls to the south of the property. The circulation for Parcel A is to be a one-way traffic flow. One trash enclosure to the southeast to the building is approximately 15ft by 21.5ft in size. Requesting variances for menu boards and preview boards as not mentioned in the ordinance. Need a variance for the canopy as the proposed canopy will extend from the building greater than 3ft. The reason is to keep employees and customers out of the elements. The Raisin Canes building would be a one-story building with a maximum height of 23ft and 6 inches. Will provide details on the trash enclosure should be the same as the one in the Cherry Hill location. Parcel B is located on the south of Parcel A and has frontage along Route 47. Proposing one building in the northern portion would be a coffee drive-through use, approximately 2,522 sqft in size. Retail B1 building south of the previously mentioned building which would be 1,400 sqft in size. Retail B2 building south of B1 building, which would be 2,560sqft. The Aspen Dental would be on the southern end cap which would be 3,600sqft. For Parcel B, only requesting a variance for the rear yard setback which is 29.5ft, where 55 is required. Compliant with parking in quantity perspective, proposing 51 spaces and 3 ADA and 2 electric vehicle charging stalls, along with a bike rack adjacent to the front facade in the northwestern corner of the sidewalk. The circulation of parcel B is one way and 2 ways. One-way circulation is proposed to the south and the east of the building for the drive-through operations for the coffee use on the northern end cap. Drive through lane has a quo for 17 cars. Part of the reason for financial subdivision is so that certain users can get their own mortgages and construction loans and need that flexibility in the financial arrangements to bring in some of the most desirable users. On Parcel B, 2 trash enclosures are being proposed, one of which is on the northeast of the building behind the coffee use located across from the Retail C building, need a variance as the trash enclosure is located on the boundary line between Parcel B and C, as accessory structures are required to be located on the lot in which the building they service is located. Will provide signage for traffic flow. Requesting relieves for the freestanding sign for the setback purpose, 5.ft is proposed for the right way as 10ft is required. Also requesting setback relief for the same sign from the driveway, as 8ft is proposed and 30ft is required. Requesting relief on the window mounted, menu board, pre-menu board, clearance bar, and parking signs as they are not mentioned in the ordinance. Lastly, they are requesting a variance relief for the directional sign area. The ordinance allows up to 4 sqft and proposes 7 sqft. Petition waiver relief for Retail Building B, as ordinance, restricts facade length to a maximum of 100ft without any projections or changes in the facade. The western façade does have a separation between each storefront with ownings. Parcel C is located to the East of Parcel B. Requesting bulk variance for lot size as 2 acres is required, and 1.4 acres is proposed. A variance is needed for the frontage as the property has no proposed frontage which 300ft is

required. Also requesting variance relief for the minimum rear yard and minimum side yard setbacks. Proposing 25 parking spaces which include 1 ADA stall and 1 electric vehicle parking stall. One trash enclosure is being proposed for the sound east side of Parcel C. One of the proposed signs was reduced in order to comply with the ordinance. Retail building C is proposed as a one-story building, 4,418 sqft no variance for the building is needed. Parcel D would be on the northeaster side. The services for Parcel D would include oil changes, tire rotation, transmission fluid services, air filter replacement, engine cleaning, etc. No vehicles would stay overnight. The Valvoline would be approximately 1,920 sqft in size and is requesting bulk variance relief for the lot size as the proposed is 1.9 acres, where 2 acres are required. Parcel D also has no frontage as 300ft is required. Also, needs setback relief and a side yard. Proposing 9 parking stalls and 1 ADA stall. Proposing a bike rack for Parcel D, near the south wester building corner. Circulation will be mostly one-way. Requesting variance relief on 3 signs on Parcel D for the size. Ms. Kinback explained that rather than having individual pits is laid out as a basement. Ms. Paterno continued to address the proposed total of 608 plants: 58 shade trees, 310 evergreen, and 180 Desigul shrubs. Requesting a waiver for a 30ft landscape buffer for the perimeter of the property. Ms. Kinback addresses that due to the environmental restraints from the back, the applicant needs the buffer. Agrees to provide as a condition of approval will submit the required tree survey and comply with any ordinance requirements on tree replacement. Complying with all the lighting requirements. Requesting variance on the pipe size, per ordinance 12 inches or 15 in, a few pipes won't be able to increase in size due to the cover of the grading of the proposed site.

Break: 8:47PM – 9:05PM

Roll Call – All Present

Nicholas Verderese was sworn in and is licensed professional engineer in the State of NJ. Mr. Verderese gave a brief overview of the traffic studies done to the property.

Lou Garty – Planning Board Solicitor – Announced that the application will be carried to our January 13, 2025 meeting at 6:30pm.

EXHIBIT:

Exhibit A-1 – Site Plan Rendering

Exhibit A-2 – Aerial Overlay

Exhibit A-3 – Parcel A Signage Exhibit

Exhibit A-4 – Raising Canes Signed and Sealed Arch (provided with orig. application)

Exhibit A-5 – Parcel B Signage Exhibit

Exhibit A-6 – Architectural Elevation Retail B

Exhibit A-7 – Parcel C Signage Exhibit

Exhibit A-8 – Architecture Elevation Retail C

Exhibit A-9 – Parcel D Signage Exhibit

Exhibit A-10 – Valvoline Architectures Drawings

Exhibit A-11 – Parcel Exhibit

FOR THE CITY:

Barbara Fegley – City Planner- Wanted the applicant to address why the applicant is requesting to have more signs on Parcel A (Raisin Cane's) in Millville then what their location in Cherry Hill already has.

Chairman Gallaher – Stated that he was concern about the logistics of the ingress coming of off 47.

Wayne Johnson – City Engineer – Raised the question on the pits being safe for the employees.

PUBLIC PORTION:

Tamara Davis – Millville Resident – She shared her concerns about needed an extension of a sidewalk from the location for the application to the Cumberland Crossing.

Closed public comments on the application

VERDICT:

Application was carried, no verdict at this time.

Lary Malone
Thomas McGinty
Keith Rule
Mayor Romanik
Chairman Gallaher

Vote Tabulation: (0) In favor (0) Opposed (0) Abstained

Statues of Application – Application was carried to January 13, 2025, meeting

OTHER BUSINESS:

Ms. Fegley gave a brief update on the master plan process.

PUBLIC COMMENT:

Chairman Gallaher, Motion to open to public comment.

Motioned to close the public comments.

ADJOURMENT:

Mr. Gallagher motioned to adjourned. All in favor. The meeting was adjourned at 9:36 pm.

Respectfully submitted,

Itzel Torres
Planning Board Secretary