

City of Millville Planning Board

August 14, 2017

4th Floor Commission Chamber

6:30 PM

1. Open Public Meetings Act Statement Of Conformance:

"This meeting is 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. The secretary is directed to include this statement in the minutes of this meeting."

1.I. Roll Call

Bob Gallaher, Jr. Chairman	11/8/22
JayLaubengeyer, Vice Chairman	11/11/24
Mayor Orndorf	
Commissioner Romanik	
Larry Malone	11/8/25
Robert Moore	11/8/25
Edward Gallagher	12/8/24
Timothy Sparagna	11/11/24
Jose Silva, Alt I	12/01/22
Uriah Whyte, Alt II	1/16/24

2. MINUTES OF THE PREVIOUS MEETING

2.I. 6:30 PM Regular Planning Board Meeting Minutes August 8, 2022

3. RESOLUTIONS

- 3.I. 10-2022 - Millville Alley Properties - Four Seasons Phase 3 Approval
- 3.II. 11-2022 - Millville Board Of Education - Signage At Designated Schools
- 3.III. 12-2022 - Lynne Compari - Minor Subdivision
- 3.IV. 13-2022 - Trulieve - Final Major Site Plan Approval
- 3.V. 14-2022 - Bloom - Final Major Site Plan Approval
- 3.VI. 15-2022 - Planning Board Review Time Frame
- 3.VII. 16-2022 - New Board Secretary Appointment - Mary Harrar

4. APPLICATIONS

4.I. Levoni - 1400 Dividing Creek Road - Block 136 Lot 1

They are also requesting a site plan approving both preliminary and final.

Documents:

[LEVONI - APPLICATION PACKAGE.PDF](#)
[MEMO TO 200 FT RESIDENTS.DOC](#)
[LEVONI DISTANCES PHOTO.PDF](#)

4.II. Wheaton Property - DeSantis Group - G Street And Wheaton - Block 260 Lot 1 & 5

They are seeking a courtesy review of the demolition plans and future development of this site.

5. OTHER BUSINESS

August 9, 2022

HAND DELIVERY

Chairman & Planning Board Members

City of Millville Planning & Zoning Office
12 S. High Street
Millville, NJ 08332

Levoni Meat Processing Plant
650 Bogden Boulevard - Air Park Industry - 9.412 Acres
Block 136, Lot 1.03
Millville City, Cumberland County, NJ
Submission of Major Site Plan Application Package
Colliers Engineering & Design Project No. 21000370a

Dear Chairman & Planning Board Members,

Attached please find the following documents relative to the project known as Levoni Meat Processing Plant, located at 650 Bogden Boulevard:

- a. Application & checklist for Major Site Plan, original + 15-copies
- b. Check no. 1307 for \$1,500.00, made payable to City of Millville for Filing Fees
- c. Check no. 1308 for \$7,550.00, made payable to City of Millville for Escrow Fees
- d. Major Site Plans, 16-copies, dated August 2022
- f. Stormwater Management Report, 4-copies, dated August 2022
- i. Trip Generation Report, 4-copies, dated August 2022
- j. Environmental Impact Statement, 4-copies, dated August 2022

As per the Millville Application checklist, we are delivering 16-sets of all plans and 4-copies of reports to the Planning Board Secretary; deadline is August 9th to be heard at the September 12th meeting.

Introduction:

The applicant wishes to construct a new meat processing plant fronting Bogden Boulevard in two (2) phases. Phase 1 will be 32,535 square feet and the remaining Phases will add approximately 102,125 square feet.

A total 71 parking stalls, 4 trailer loading dock spaces, and 2 access drives out to Bogden Boulevard are proposed.

Trash & recyclables will be contained in compactors that are behind the building in the loading dock area. There are not specific trash enclosures proposed at this time since the compactor is fully enclosed. All trash and recycling compactor waste bins will be picked up by a private waste management hauler.

An access drive will loop around the entire site to serve as emergency access to the perimeter of the building.

Three (3) new infiltration basins are to be constructed to attenuate flows to the local system, meeting strict NJDEP & Millville Storm Water Guidelines.

The architectural elevations are still being completed therefore they have not been submitted as part of this original submission and are forthcoming, 10-days before the September 12th board meeting.

Water and Sewer Permits:

The new building will be serviced with public water and sewer from Bogden Boulevard.

As previously mentioned, the site will be built in Phases.

Water and Sewer permits for Phase 1 only will be sought for the time being.

Phase 1 Sewer:

4,000 sf office space X 0.10GPD = 400GPD

(23 full time employees + 19 shift 1 employees + 19 shift 2 employees) x 25 GPD = 1,525 GPD

Process Water = 3,000 GPD

Total Sewer Flow = 4,925 GPD

Since the Phase 1 portion of the site will not generate the 8000 gallon-per-day threshold, there is no need for a TWA permit at this time. Full sewer design including an on-site treatment facility will be designed during Phase 2 full build-out.

In Phase 1 there will be a designated soil line and process water line. The process water line will go through a Grease and Oil separator prior to entering the City's main line.

The plant does not anticipate any constituents being over the allowable limit in Phase 1 thus not requiring pre-treatment. A full pre-treatment facility will be designed and constructed in Phase 2 specifically to treat the constituents that are being produced by the processing plant.

Phase 1 Water:

4,000 sf office space X 0.125GPD = 500GPD

(23 full time employees + 19 shift 1 employees + 19 shift 2 employees) x 25 GPD = 1,525 GPD

Process Water = 3,000 GPD

Total Sewer Flow = 5,025 GPD

The entire building will be serviced with domestic and fire suppression water.

The 8" C900 main service line will be brought to the building and split within the mechanical room. The water will be metered appropriately. All sizes inside the building will be verified by the mechanical engineer at the time of final construction permits.

Phase II Sewer Permits and Flow:

We reserve the right to report on total sewer flows and pre-treatment, at such time the Applicant/Owner decides to build Phase II; the sewer flows and pre-treatment designs will be contemplated later once the Phase I Plant is operational.

Request Preliminary & Major Site Plan Approval:

The applicant formally requests to be heard at the next regular meeting in September 2022 for consideration of Preliminary/Final Major Site Plan Approvals.

Status of Minor Subdivision:

We have successfully received minor subdivision approval, creating this lot in particular. We have also received conditional approval from Cumberland County. We await receipt of the signed resolution; upon receipt, we will resubmit a revised plan and then move ahead with filing the plat at the county courthouse.

Cumberland County Planning Board Exemption:

We are concurrently submitting to the Cumberland County Planning Board for an Exemption since this site does not impact a County roadway, County drainage system/facility, or traffic.

If you should have any questions of need any additional information, please feel free to contact me direct at theodore.wilkinson@collierseng.com.

Sincerely,

Colliers Engineering & Design, Inc.



Theodore Wilkinson, PE, CME
Senior Project Manager

Enclosures

Cc: Deric Cheesman, Millville Water Department
Salvador Gioia, Millville Sewer Department
Nick Minner, Colliers Engineering and Design, nick.minner@collierseng.com
Shawn Henderson, CMC Design/Build, shenderson@cmcdesign-build.com
Andrea Bodini, Levoni, andrea.bodini@levoni.it
Francis X Regan, fregan@decotiislaw.com
Andrea Fiocchi, Esq., afiocchi@rsf-llp.com
Cumberland County Planning Board



Engineering
& Design

August 9, 2022

Mr. Robert Brewer, Director of Planning
Cumberland County Planning Department
164 West Broad Street
Bridgeton, NJ 08302

Major Site Plan - Levoni Meat Processing Plant
650 Bogden Boulevard - Air Park Industry - 9.412 Acres
Block 136, Lot 1.03
Millville City, Cumberland County, NJ

Request County Exemption from Planning Board Approval
Colliers Engineering & Design Project No. 21000370a

Dear Mr. Brewer,

On behalf of the Applicant, Levoni America Corp, we formally introduce a new major site plan and referred to as the Levoni Meat Processing Plant, located at 650 Bogden Boulevard, Block 136, Lot 1.03, located in the Air Park Industry of Millville.

Attached please find the following documents relative to this project:

- a. Preliminary and Final Site Plans, Dated August 2022, 1-copy
- b. Trip Generation Model, Dated August, 1-copy

INTRODUCTION:

The Applicant, Levoni America Corporation, wishes to obtain local, county, and state approvals to construct (in multiple phases) and operate a meat processing plant, consisting of 134,660 square feet of processing plant and storage facilities for specialty meats.

The plant will operate on public water, sanitary sewer, electric, and natural gas from Bogden Boulevard.

The property, which fronts Bogden Boulevard, will have two (2) driveways along Bogden for employees and visitors, one of which will be used for tractor-trailer deliveries and pick-ups.

Traffic Generation:

Preliminary numbers for traffic generation consist of:

- Total number of employees on largest shift @ full build out: 64 employees.
- Total number of daily trips for tractor trailer deliveries @ full build-out: <1 trip

In conclusion, the impacts to Bogden Boulevard and subsequently Dividing Creek Road and Cedarville Road are negligible since the industrial park's original design accommodated for a large volume of tractor-trailer and vehicular traffic.

B. DEVELOPMENT APPLICATION FORM

1. The undersigned makes application to the Millville Planning/Zoning Board and the Cumberland County Planning Board for the following (check appropriate items)

SUBDIVISION	Sketch	<input checked="" type="checkbox"/> Preliminary	<input type="checkbox"/> Final	Minor	Other
SITE PLAN	Major	<input checked="" type="checkbox"/> Preliminary	<input type="checkbox"/> Final	Minor	Other
VARIANCE	Use	Area	<input type="checkbox"/> Bulk		Other

CONDITIONAL USE: _____ Pursuant to section _____ of Municipal ordinance
 Explain Existing and Proposed Use: The property is currently vacant and wooded. The proposed site development will be a processing warehouse.

2. NAME OF DEVELOPMENT (or Owner's Last Name) Levoni America Corp.
 Location (i.e. "east side of Main St. near Oak Rd.") Along Bogden Boulevard on the north side of the roadway

Tax Map Sheet 22 Block 136 Lot(s) 1.03

3. NAME OF APPLICANT Levoni America Corp. INTEREST OF APPLICANT Owner
 Address 50 Harrison Street Suite 211-B Hoboken, NJ 07030 Phone 203-434-4157 Email andrea.bodini@levoni.it

4. NAME OF PRESENT OWNER City of Millville
 Address 12 South High Street Phone 856-825-7000 Email _____

5. NAME OF ATTORNEY Andrea Fiocchi, Esq., Reinhardt Savic Foley LLP
 Address 200 Liberty Street, 27th Fl., NY, NY Phone 212-710-0970 Fax 212-710-0971

6. Was a previous application submitted for the proposed development? () YES; date _____ (x) NO
 7. THIS IS TO CERTIFY THAT NO TAXES OR ASSESSMENTS FOR LOCAL IMPROVEMENTS ARE DUE OR DELINQUENT ON THE PROPERTY IN QUESTIONS – if applicable.

Signature of Tax Collector _____

8. SUBDIVISION APPLICATIONS ONLY
 Total Acreage _____ Area of Portion being Subdivided _____ #of New Lots _____
 Proposed Use of New Lot(s) () Residential [x] Commercial/Industrial () Other _____
 If Final Plat is not identical to Preliminary Plat indicated material changes: _____

9. SITE PLAN APPLICATIONS ONLY
 Acreage of Tract 9.412 acres Zoning Classification I-3 Building Height <50'
 Square Footage of Structures: Existing N/A Proposed 133,660
 Parking Spaces 71 Employees: Existing _____ Proposed 64
 Square Footage of On-Site Development Area: Existing _____ Proposed _____
 Seating Capacity _____ Dwelling Units _____

10. SIGNATURE OF APPLICANT [Signature] DATE 8/2/2022
 11. SIGNATURE OF OWNER _____ DATE _____



MUNICIPAL SUBDIVISION CLASSIFICATION

A. () MINOR: Public Notice Required? () YES () NO () MAJOR
 B. Date Received by Municipality _____ and scheduled for action by Planning/Zoning Board on _____
 C. Will a copy of this application and four (4) drawings be sent directly to the Cumberland County Planning Board on behalf of the applicant? () YES, date sent _____ () NO
 D. Referred to _____ (date) _____ for review and comment
 E. Application and documentation was found to be complete on (date) _____
 F. Municipal Filing Fee _____

SIGNED _____

H. Fee Schedule

APPLICATION TYPE	FILING FEE	REVIEW-ESCROW INITIAL DEPOSIT
VARIANCES		
"A" Variance (Appeal)		
• Residential	\$150.00	\$350.00
• Non-Residential	\$150.00	\$350.00
"B" Variance (Interpretation)		
• Residential	\$50.00	\$350.00
• Non-Residential	\$100.00	\$1,000.00
"C" Variance (Bulk)		
• Residential	\$200.00	\$500.00
• Non-Residential	\$500.00	\$1,000.00
"D" Variance (Use)		
• Residential	\$300.00	\$500.00
• Non-Residential	\$500.00	\$2,000.00
Resolution	\$150.00	
SUBDIVISION PLANS		
Minor Subdivision Plan (Lot line adjustment)	\$100.00 + (\$50.00/lot)	\$500.00 + \$50/lot
Preliminary Major Subdivision Plan		
• Up to 10 lots	\$500.00	\$2,000 + \$100.00/lot
• 11 lots or more	\$500.00	\$10,000 + \$50.00/lot
Final Major Subdivision Plan		
• Up to 10 lots	\$500.00	\$1,000 + \$100.00/lot
• 11 lots or more	\$500.00	\$5,000 + \$50.00/lot
Amended Subdivision Plan	\$300.00	25% of preliminary escrow
Redivision when not creating a new lot	\$100.00	\$300.00
Extension of Subdivision preliminary or final approval	\$200.00	\$500
Certification of Subdivision Approval (40:55D-56)	\$100.00	
SITE PLANS		
Site Plan Waiver		\$500.00 per acre
Design Waiver		\$100 per waiver
Minor Site Plan	\$500.00	\$500.00 per acre
Preliminary Major Site Plan		
• Residential	\$500.00	\$1,000 + (\$50.00/unit)
• Non-Residential	\$500.00	\$2,500 + (\$200.00/acre)
Final Major Site Plan		
• Residential	\$500.00	\$1,000 + (\$50.00/unit)
• Non-Residential	\$500.00	\$2,500 + (\$100.00/acre)
Preliminary & Final Major Site Plan Review	\$1,000.00	\$3,000 + (\$50.00/unit) (\$200/acre)
Amended Site Plan (by Applicant)	\$300.00	25% of preliminary escrow
Extension of preliminary or final Site Plan approval	\$200.00	\$500.00
Stormwater Review		\$1,500.00
SITE INSPECTIONS		
Commercial Grading and Site Plan (Final Review)	\$250.00	\$1,000.00
Final Residential Site Inspection	\$100.00	\$500.00
Final Residential Grading Inspection	\$100.00	\$500.00
Grading Permit	\$200.00	None
Soil Removal Permit	\$250.00	\$200 minimum plus \$50/hr after 4hrs.
GENERAL DEVELOPMENT		

OK. DISCLOSURE STATEMENT
(If applicant is a corporation or partnership)

NAME OF DEVELOPMENT APPLICATION

Levoni America Corp. Processing Facility

- A. Is this application to subdivide a parcel or parcels of land into six (6) or more lots?
YES _____ NO _____
- B. Is this application for a variance to construct a multiple dwelling of 25 or more family units?
YES _____ NO X
- C. Is this application for approval of a site or sites to be used for commercial purposes?
YES X NO _____

IF ANY OF THE ABOVE ANSWERS WERE YES, PROCEED TO D. IF NOT, SIGN AND SUBMIT

- D. Is the applicant a corporation or partnership?
YES X NO _____

IF YES:

1. List the names and addresses of all stockholders or individual partners owning at least 10% of its stock of any class or at least 10% of the interest in the partnership, as the case may be
(Use extra sheets if necessary)

LEVONI S.P.A - SOLE SHAREHOLDER - 100%
Via Matteotti 23 46014 Castellucchio (MN) Italy

2. Does a corporation or partnership own 10% or more of the stock of this corporation or partnership? of any class or at least 10% of the interest in the partnership, as the case may be
(Use extra sheets if necessary)

YES X NO _____

IF YES:

List the names and addresses of the stockholders of that corporation holding 10% or more of the stock or of 10% or greater interest in that partnership, as the case may be. This requirement is to be followed by every corporate stockholder or partner in a partnership, until the names and addresses of the noncorporate stockholders and individual partners exceeding 10% ownership criterion established in L. 1997, C.336 have been listed (Use extra sheets if necessary).

Giglio SpA -27,5% of LEVONI S.P.A.

Via Matteotti 23 46014 Castellucchio

(MN) Italy

DATE:

8/2/2022

APPLICANT: Levoni America Corp.

SIGNATURE:

Alle

SIG

30-45 Plat and Plan Conformity and Details

A. Minor site plan.

- (1) For purposes of determining site plan details required to be shown, a site plan will be deemed a minor site plan when it involves any lots not abutting an arterial or collector road or street as shown on the City Master Plan and where:
 - (a) A proposed building or use on a specific lot(s) which conforms to the maximum and minimum building standards as set forth in this chapter will not require more than five off-street parking spaces as required by § 30-137 and is not subject to the provisions of Article XVIII of this chapter; or
 - (b) The proposed expansion or alteration of an existing building or use on a specific lot(s) will not result in additional lot coverage in excess of 10% of the existing coverage, will conform to the maximum and minimum building standards as set forth in this chapter, and will not increase the number of off-street parking spaces by more than five or eliminate existing required parking spaces and said building or use is not subject to the requirements of Article XVIII of this chapter.
- (2) Minor site plan details. A minor site plan shall include the same data as required in § 30-45A except that the graphic scale shall not be less than 50 feet to the inch. All distances shall be in decimals of a foot, and all bearings shall be given to the nearest 10 seconds. The error of closure shall not exceed one in 10,000. In addition to the aforementioned data required, the site plan shall also show:
 - (a) Existing schools, special districts and areas proposed for dedication for public use.
 - (b) Location of all proposed buildings and all other structures, such as but not limited to walls, fences, culverts, bridges and sidewalks, with spot elevations of such structures.
 - (c) The proposed use or uses of land and buildings and the location of proposed buildings or individual sites, such as in the case of campgrounds, including proposed grades.
 - (d) The location and design of any off-street parking and loading areas, showing size and locations of bays, aisles and barriers and the number of parking and loading spaces.
 - (e) All buffered and landscaped areas and means of vehicle access and egress existing and proposed for the site, showing the size and location of driveways and curb openings.
 - (f) The square footage of each building, total number of employees and of the employees in the largest working shift and where applicable, seating capacity of the structure(s).
 - (g) If a sign or signs are to be erected, attached or otherwise located on the site, the site plan shall be accompanied by additional details and information as provided in § 30-45G.
 - (h) If the applicant is a corporation or partnership, a list of the names and addresses of all stockholders or individual partners owning at least 10% of its stock of any class or at least 10% of the interest in the partnership, as the case may be. If a corporation or partnership owns 10% or more of the stock of a corporation or 10% or greater interest in a partnership, subject to a disclosure as set forth above, the corporation or partnership

CITY OF MILLVILLE

COMMISSIONERS

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JOSEPH SOOY, VICE MAYOR
Director of Revenue of Finance
BENJAMIN J. ROMANIK
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Director of Public Safety
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Director of Public Works



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OFFICERS

RAYMOND COMPARI
Administrator
JEANNE PARKINSON
City Clerk
MARCELLA SHEPARD
Chief Financial Officer
TRACEY GREGOIRE
Tax Collector
BRIAN P. ROSENBERGER
Tax Assessor
WAYNE JOHNSON
Municipal Engineer

Memorandum for the
September 12, 2022 Planning Board Meeting
6:30 PM

Dear Millville Resident,

We have several members of the community around the Hurley Industrial Park that are expressing concerns about an incoming business. There is some misinformation about the location of the development. The company is seeking to develop approximately 9.5 acres along the frontage of Bogden Boulevard. From the Wildwood Avenue neighborhood, the distance to the development is approximately 1 mile (5,580 feet). The letter severed was to property owners within 200 feet of the lot proposed for development. Block 136, Lot 1 is 386 acres. The company has subdivided its 9.5 acres portion of Lot 1. See the attached map for more details.

We encourage community involvement at the Planning Board meeting where you will be able to learn more about the development. There will be a public portion of the meeting where you can express any concerns you may have.

Regards,

City of Millville

