

Zoning Board of Adjustment

City of Millville

October 7th, 2021

4th Floor Commission Chamber

6:00 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."

2. ROLL CALL

John Worthington, Chairman	(12/31/22)
Robert Conner, Vice-Chairperson	(12/31/21)
Veronica Chainey	(12/31/22)
Pauline Velez	(12/31/24)
George LaTore	(12/31/22)
Timothy Carty	(02/07/21)
Sheila Roselle	(12/19/21)
Alt. I	(08/01/21)
Sharleen Johnson, Alt. 2	(01/02/22)
Vacant, Alt. 3	(01/02/19)

3. MINUTES OF THE PREVIOUS MEETING

3.1. Minutes

1. MINUTES OF THE PREVIOUS MEETING-
Regular Zoning Board Meeting Minutes September 2nd, 2021.

Documents:

[SEPT 2ND ZB MINUTES.PDF](#)

4. CORRESPONDENCE

4.1. Correspondence

- A. The Board of Commissioners, City of Millville will be holding a Public Hearing on October 5, 2021, at 4:00pm in the Richard C McCarthy Commission Chambers located on the 4th floor of City Hall for the following matter: Appeal to the City of Millville Board of Commissioners filed on July 12, 2021 in the City Clerk's Office following action Taken by the City if Millville's Zoning Board of Adjustment at a meeting held on

July 1, 2021 at 6:00pm where Liberty Village III was approved for a (D) Use Variance for the construction of a land lease community with solar paneled rooves as a permitted use at 2410, 2146, & 2424 Cedar Street in Block 52 Lot(s) 88, 89, 90.01, 90.02, & 91 and located in both an Agricultural Conservation (AC) Zone and Airport Industry (I-3) District. {Initial hearing was for September 21, 2021 and was postponed for October 5th, 2021.}

5. APPLICATIONS

5.I. Applications

1. **Millville Savings Bank- 100 Albertson Street in Block 258 Lot 1 in a B-4 Business District.**

Matthew Robinson, Esq representing Millville Savings Bank. The applicant is requesting a Bulk Variance and Use Variance approval for an upgrade of the two existing signs. The two signs, located on High Street and 2nd Street, are to be converted to digital signs: Each existing sign is currently 48" x 145" and the new requested digital display will have the dimensions of 41"x145".

Documents:

[MILLVILLE SAVINGS BANK APP.PDF](#)

5.II. Applications

1. **Reythmno Enterprises, LLC- 608-616 N High St in Block 313 Lot 1 in a B-1 Business District.**

Matthew Robinson, Esq representing Reythmno Enterprises, LLC. Applicant is requesting a Use "D" Variance with minor site plan approval: site plan includes existing and proposed floor plans to convert the second floor of a commercial property into two 3-bedroom residential units.

Documents:

[RETHYMNO APPLICATION.PDF](#)
[608 HIGH ST VARIANCE PLANS 7-28-21-A1.0.PDF](#)

6. OTHER BUSINESS

7. ADJOURNMENT

**Millville Zoning Board Meeting
Held September 2nd, 2021.
Minutes**

PUBLIC MEETING

Members of the Millville Zoning Board met on the above date for their regularly scheduled monthly meeting in the Richard C McCarthy Chamber, 4th floor of City Hall. Chairman Worthington called the meeting to order at 6:00 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. The Secretary called roll and found those in attendance were Chairman Worthington, Ms. Pauline Velez, Ms. Sheila Roselle, Mr. George Latore and Mrs. Sharleen Johnson were all present. Also, present were Mr. Van Embden, Zoning Board Solicitor, and Wayne Caregnato, City of Millville's Zoning Officer. Absent was Ms. Veronica Chainey, Mr. Timothy Carty, and Vice-Chairman Connor.

MINUTES OF THE PREVIOUS MEETING

Ms. Roselle called a motion to approve the August 5th, 2021, minutes, and Ms. Velez second the motion. Ms. Velez, Ms. Johnson, Ms. Roselle, and Chairman Worthington Voted yes and Mr. Latore abstain.

Correspondence

N/A

RESOLUTIONS

Ms. Velez made a motion to memorialize Resolution #11-2021 Granting Liberty Village III approval for Use "D" Variance to allow manufactured home community as a permitted use and with the understanding that a final plan of the development is required to be presented to the zoning board for site plan approval and Ms. Roselle seconded. Ms. Velez, Ms. Johnson, Ms. Roselle, and Chairman Worthington all voted yes. Mr. Latore abstain.

Mrs. Johnson made a motion to memorialize Resolution #12-2021 Granting Tom Fien approval for two Bulk "C" Variance allowing an additional 6-inch relief for a 54-inch-high aluminum picket fence situated in the front yard of a two-story, single-family dwelling; the fence will be located 26 feet off the right of way on Robert Lane and 25 feet off Brenda Terrace not to encroach upon the site triangle; and was seconded by Ms. Velez. Ms. Velez, Ms. Johnson, Ms. Roselle, and Chairman Worthington all voted yes. Mr. Latore abstain.

APPLICATIONS

Millville Savings Bank- 100 Albertson St in Block 258 Lot 1 in a B-4 Business District.

Matthew Robinson, Esq representing Millville Savings Bank. The applicant is requesting a Sign Variance and use variance approval for an upgrade of the current two signs on High Street and 2nd St two utilized digital signs in a B-4 Business district. This application will be postponed to the October 7, 2021, zoning

board meeting due to the board not having quorum for the use variances and the applicants feel uncomfortable proceeding given the vote count needed for use variances.

Reythmno Enterprises, LLC- 608-616 N High St in Block 313 Lot 1 in a B-1 Business District.

Matthew Robinson, Esq representing Reythmno Enterprises, LLC. Applicant is requesting “D” Variance with minor site plan approval with an interior existing/proposed floor plan to convert the second floor of a commercial property to two 3- bedroom residential units. This application will be postponed to the October 7, 2021, zoning board meeting due to the board not having quorum for the use variances and the applicants feel uncomfortable proceeding given the vote count needed for use variances.

OTHER BUSINESS-

Chairman Worthington addressed the sign ordinance; Would like a summary on what has previous been approved regarding the digital signs. Ex: location, size, digital restrictions, placement, messages content, transition, and animations. Until there is an updated sign ordinance, it is important that the board stay consistent with what is approved.

Nathan VanEmbden states the boards’ purpose is the safe and health issue. The location of the sign should not be a distraction. Even though the render of the sign is to get one’s attention. The board would restrict never fresh rate of the display. Restrict animation. Content changed from time to time no more then every 8 seconds. State rules for a flashing sign. No explosions or confetti.

With no further business, Ms. Roselle makes a motion to close the Zoning meeting and it is seconded by Mr.Latore.

Submitted by:
Kristine Klawitter

ROBINSON & ROBINSON

Attorneys At Law

2057 Wheaton Avenue
PO Box 788
Millville, New Jersey 08332
Phone 856/825-7700
Fax 856/825-4762

Arnold Robinson

*Member of NJ & PA Bar and
US District Court (District of NJ)*

ARobinson@robinsonlawllc.com

Matthew J. Robinson

*Member of NJ & PA Bar and
US District Court (District of NJ)*

MJRobinson@robinsonlawllc.com

August 2, 2021

Via Hand Delivery

City of Millville Zoning Board
City Hall
PO Box 609
Millville, New Jersey 08332

ATTN: Ms. Kristine Klawitter

**Re: Millville Savings Bank
Sign Variance Application
Block 258 Lot 1
City of Millville**

Dear Sir/Madam:

Enclosed please find the following:

- Original and 15 copies of Application to the Zoning Board of Adjustment for use variance
- Check in the sum of \$350.00 representing the filing and review fee

Please confirm that the application is complete and will be placed on the agenda for the next available meeting.

Thank you for your consideration in this matter.

Very truly yours,

ROBINSON & ROBINSON, LLC



Matthew J. Robinson

MJR
Enclosures

Date Application Received _____ Application # _____ Fee Paid _____

**CITY OF MILLVILLE
ZONING BOARD OF ADJUSTMENT**

APPLICATION FORM

Please type or print all information

1. Application Information

Name: Millville Savings Bank
Address: 100 Albertson St. Millville, NJ 08332
Millville, NJ 08332
Phone: (856) 825-0809

2. Applicant's Attorney Information

Name: Matthew J. Robinson, Esquire
Address: 2057 Wheaton Avenue, PO Box 788
Millville, New Jersey 08332
Phone: 856-825-7700

3. Property Information

Street Address: 100 Albertson St.

Block 258 Lot: 1 Zone: B-4

Lot Area 3.72 Acres Frontage 516 ft. Depth 314 ft.

4. The appropriate Plan has been filed with the Secretary of the Zoning Board of Adjustment of the City of Millville which may be examined at the Office of the Secretary on the 5th floor of City Hall 12 S. High Street, Millville, New Jersey between the hours of 8:30 AM and 4:30 PM Monday through Friday. The map or sketch indicates the existing locations of boundary lines and structures and the changes requested to be granted herein by this Application.

5. The present use of the land is: **Bank**

6. Description of proposed use or change to the property:

Owner is seeking to upgrade the current two signs on High St. and 2nd St. to utilize digital signs of the same size that can turn off and on during hours of operation and display messages or images (renderings, site map, and survey attached).

7. The changes requested are not permitted in this zone by the Development Regulations of the City of Millville. If permitted, set forth the Section of the Regulation by which such use is permitted.

Such use is permitted: **Zoning Regulations for B-4 permit signs, but not of this nature.**

8. Type of Variance requested:

A B C **D (d3)** (Circle appropriate variance type)

9. Set forth reasons why the Zoning Board of Adjustment should grant your application. Specify in detail all facts and reasons you intend to rely upon in support of the request.

Applicant submits that the replacement of these two signs on two large arterial streets would meet the positive and negative criteria analysis. The site is particularly suited and already has signs, there would be no detriment to the public or frustration to the zoning intentions since this location is heavily trafficked, non-residential, and signs are abundant.

10. Date(s) and result(s) of any previous application(s) to this Board for the above described property.

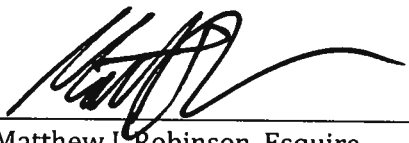
None

11. A hearing on this Application will take place at **6:00 P.M. on September 2, 2021** in the 4th floor Richard C. McCarthy Commission Chambers in Millville City Hall, 12 S. High Street, Millville, New Jersey.

Date: August 2, 2021

Millville Savings Bank – Applicant

By: _____

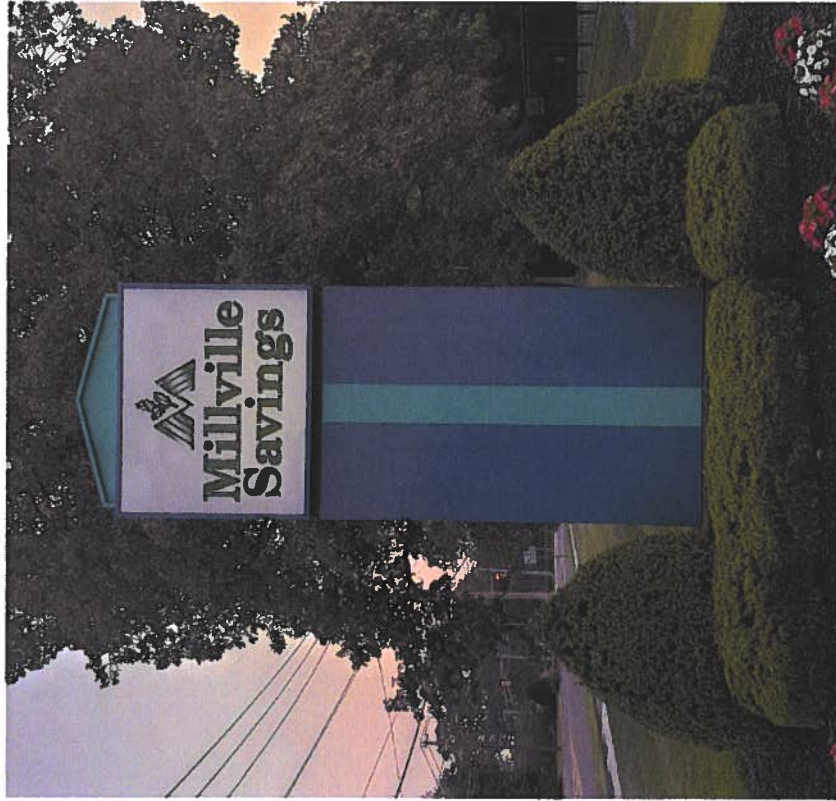

Matthew J. Robinson, Esquire
Attorney for Applicant

THIS IS TO CERTIFY THAT NO TAXES OR ASSESSMENTS FOR LOCAL IMPROVEMENTS ARE DUE OR DELIQUENT ON THE PROPERTY IN QUESTION – IF APPLICABLE.

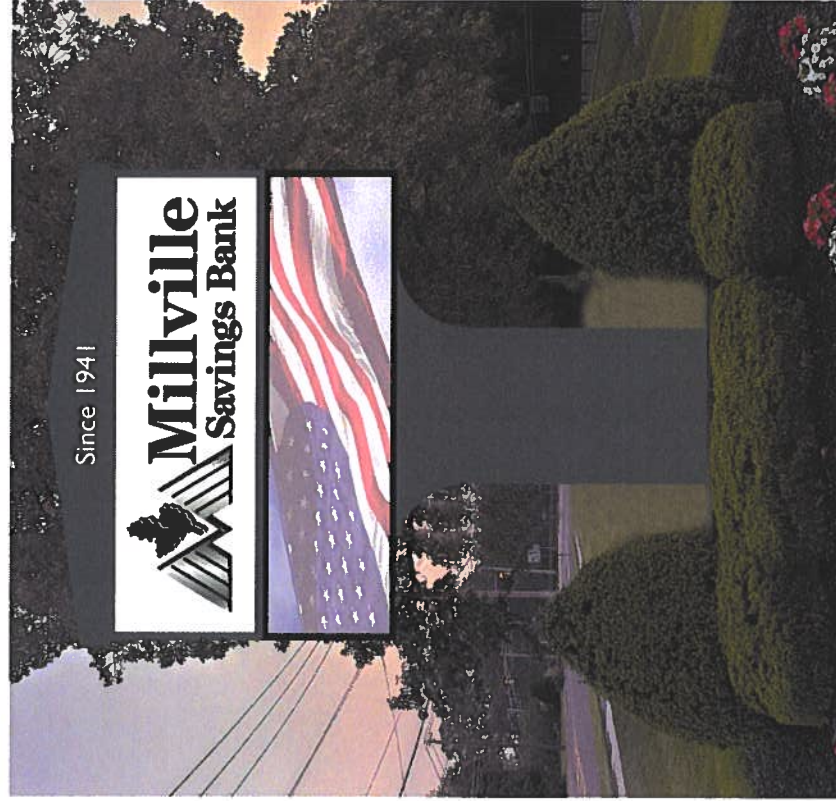
Signature of Tax Collector

MILLVILLE SAVINGS PROPOSED SIGN - ALBERTSON & HIGH STREET

EXISTING



PROPOSED



This design is submitted for your use with a permit being prepared for you by Parrish Sign Co., Inc. It is not to be used to anyone outside your organization. This design may not be used or exhibited in any fashion. This design is property of Parrish Sign Co., Inc. and cannot be used without permission. Sign fabrication and installation shall be in accordance with the High standards set forth by Parrish Sign Co., Inc.



Approved By: _____
Special Notice: _____

Date: _____

PARRISH SIGN CO., INC.
JOB: Millville Savings Bank
DATE: 07/07/21 FILE: Albertson & High 7r1

MILLVILLE SAVINGS PROPOSED SIGN - ALBERTSON & SECOND STREET

EXISTING



PROPOSED



This design is submitted for your use with a project being prepared by Parrish Sign Co., Inc. for the purpose of preparing a sign for your organization. This design may not be used or exhibited in any fashion. This design is property of Parrish Sign Co., Inc. and cannot be used without permission. Sign fabrication and installation shall be in accordance with the IES standards set forth by Parrish Sign Co., Inc.



Approved By: _____

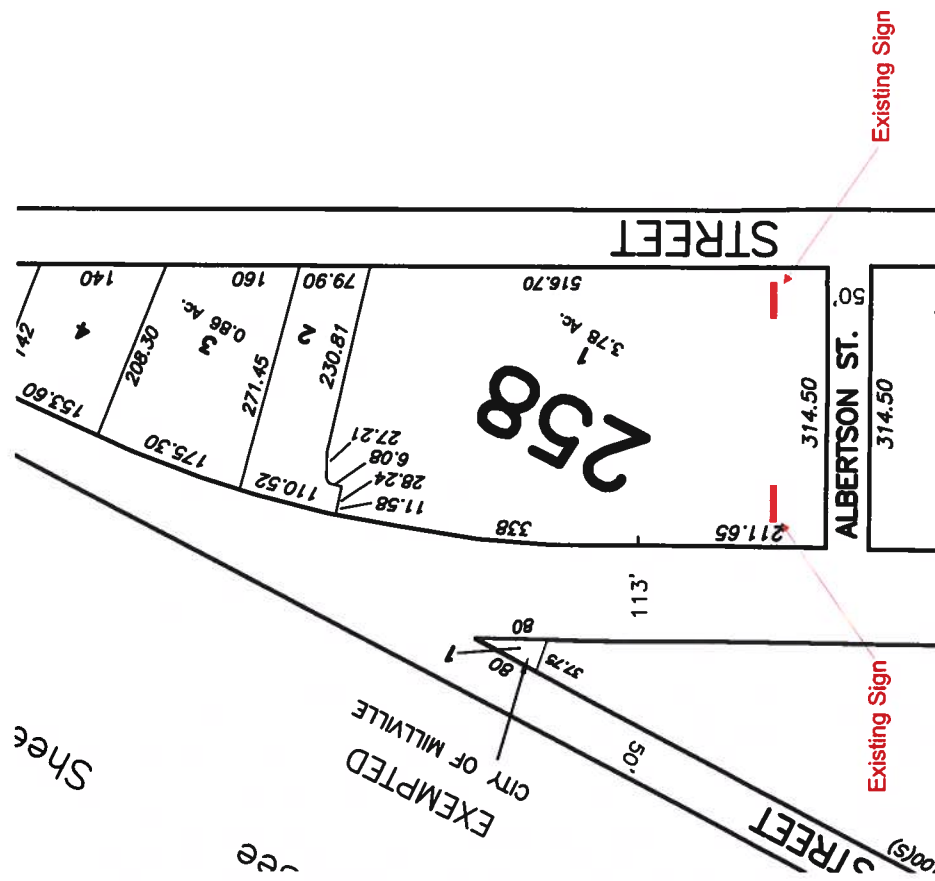
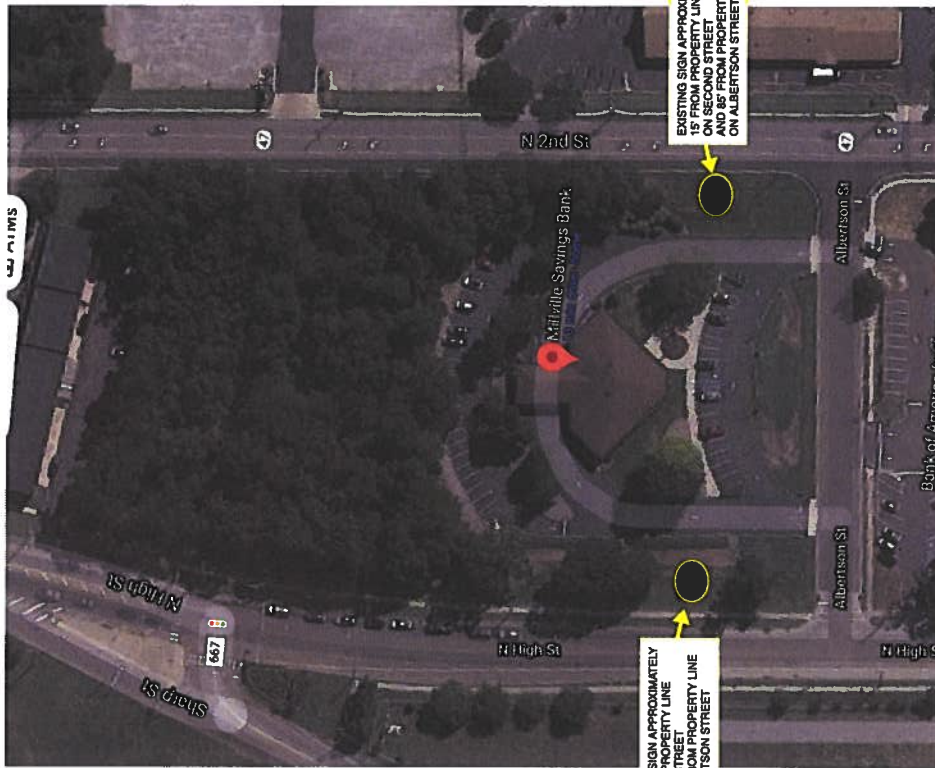
Date: _____

Special Notes: _____

PARRISH SIGN CO., INC.

JOB: Millville Savings Bank

DATE: 07/07/21 FILE: Albertson & Second 7r1



ROBINSON & ROBINSON

Attorneys At Law

2057 Wheaton Avenue
PO Box 788
Millville, New Jersey 08332
Phone 856/825-7700
Fax 856/825-4762

Arnold Robinson

*Member of NJ & PA Bar and
US District Court (District of NJ)*
ARobinson@robinsonlawllc.com

Matthew J. Robinson

*Member of NJ & PA Bar and
US District Court (District of NJ)*
MJRobinson@robinsonlawllc.com

August 2, 2021

Via Hand Delivery
City of Millville Zoning Board
City Hall
PO Box 609
Millville, New Jersey 08332

ATTN: Ms. Kristine Klawitter

**Re: Rethymno Enterprises, LLC
Use Variance Application
Block 313 Lot 1
City of Millville**

Dear Sir/Madam:

Enclosed please find the following:

- Original and 15 copies of Application to the Zoning Board of Adjustment for use variance
- Check in the sum of \$350.00 representing the filing and review fee

Please confirm that the application is complete and will be placed on the agenda for the next available meeting.

Thank you for your consideration in this matter.

Very truly yours,

ROBINSON & ROBINSON, LLC



Matthew J. Robinson

MJR
Enclosures

Date Application Received _____ Application # _____ Fee Paid _____

**CITY OF MILLVILLE
ZONING BOARD OF ADJUSTMENT**

APPLICATION FORM

Please type or print all information

1. Application Information

Name: Rethymno Enterprises, LLC
Address: 608-616 N. High St. Millville, NJ 08332
Millville, NJ 08332
Phone: (856) 825-7700

2. Applicant's Attorney Information

Name: Matthew J. Robinson, Esquire
Address: 2057 Wheaton Avenue, PO Box 788
Millville, New Jersey 08332
Phone: 856-825-7700

3. Property Information

Street Address: 608-616 N. High St.

Block 313 Lot: 1 Zone: B-1

Lot Area 14,700 sq/ft Frontage 146' Depth IRR

4. The appropriate Plan has been filed with the Secretary of the Zoning Board of Adjustment of the City of Millville which may be examined at the Office of the Secretary on the 5th floor of City Hall 12 S. High Street, Millville, New Jersey between the hours of 8:30 AM and 4:30 PM Monday through Friday. The map or sketch indicates the existing locations of boundary lines and structures and the changes requested to be granted herein by this Application.

5. The present use of the land is: **First Floor Doctor's Office, Second Floor Vacant office space.**

6. Description of proposed use or change to the property:

Owner is seeking to convert the second floor of this commercial property to two 3-bedroom residential units while the first floor would remain commercial. Attached to the application is a Use Variance Plan for the interior existing/proposed floor plan along with aerial image/Tax Map.

7. The changes requested are not permitted in this zone by the Development Regulations of the City of Millville. If permitted, set forth the Section of the Regulation by which such use is permitted.

Such use is permitted: **N/A**

8. Type of Variance requested:

A B C D (*Circle appropriate variance type*)

9. Set forth reasons why the Zoning Board of Adjustment should grant your application. Specify in detail all facts and reasons you intend to rely upon in support of the request.

Applicant submits that the upstairs conversion to two residential units would meet the positive and negative criteria analysis. The site is particularly suited for this use with adequate parking, ingress/egress, trash service, etc. There would be no detriment to the public or frustration to the zoning intentions since the property is surrounded by zoning districts that allow second floor residential apartments and in April 2021 the Zoning Board granted a full conversion of an office complex to residential units at 1601 N. 2nd St, which shows the recent permissibility of conversions in business districts.

10. Date(s) and result(s) of any previous application(s) to this Board for the above described property.

None

11. A hearing on this Application will take place at **6:00 P.M. on September 2, 2021** in the 4th floor Richard C. McCarthy Commission Chambers in Millville City Hall, 12 S. High Street, Millville, New Jersey.

Date: August 2, 2021

Rethymno Enterprises, LLC – Applicant

By: 

Matthew J. Robinson, Esquire
Attorney for Applicant

THIS IS TO CERTIFY THAT NO TAXES OR ASSESSMENTS FOR LOCAL IMPROVEMENTS ARE DUE OR DELIQUENT ON THE PROPERTY IN QUESTION – IF APPLICABLE.

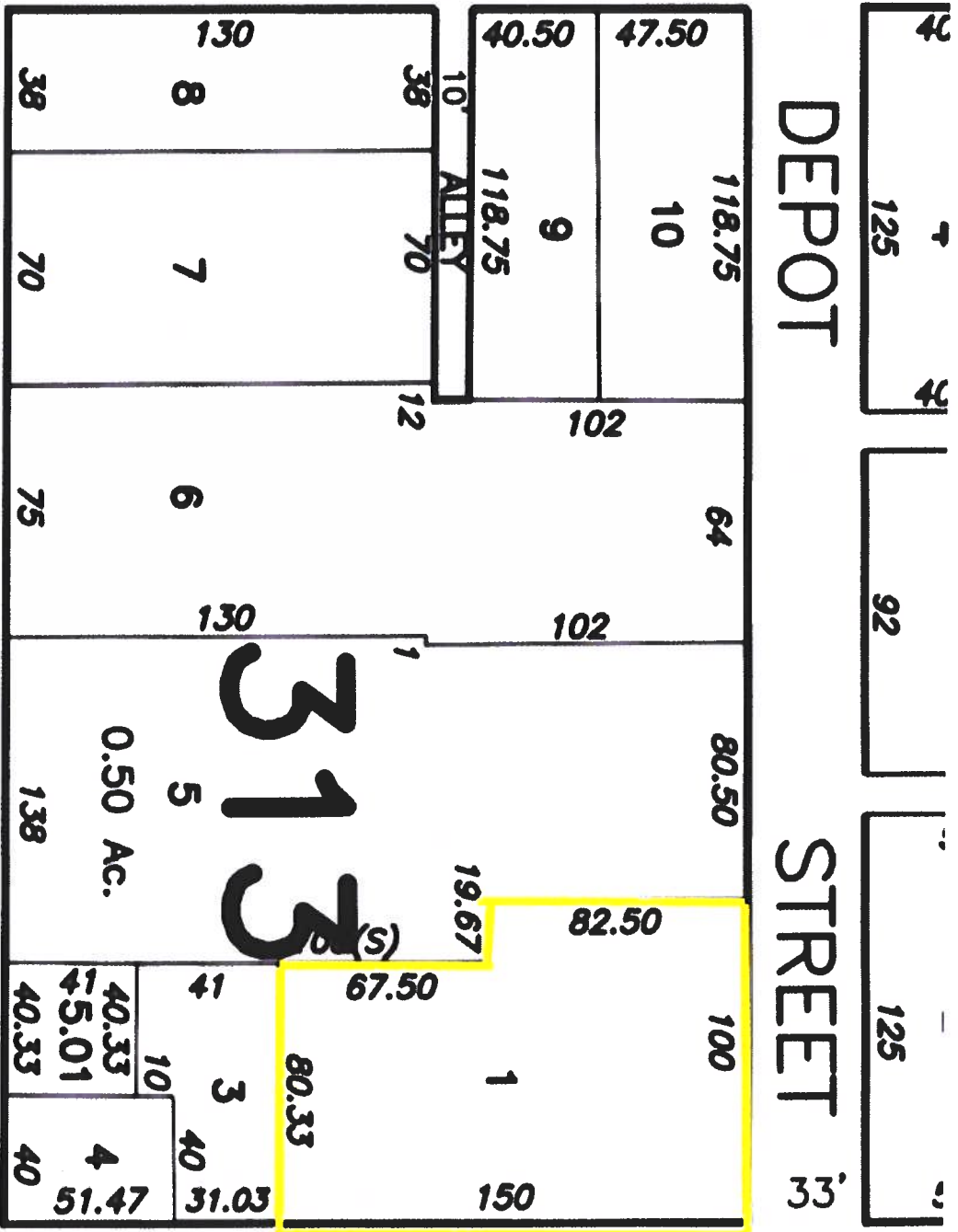
Signature of Tax Collector



49.5'

BUCK

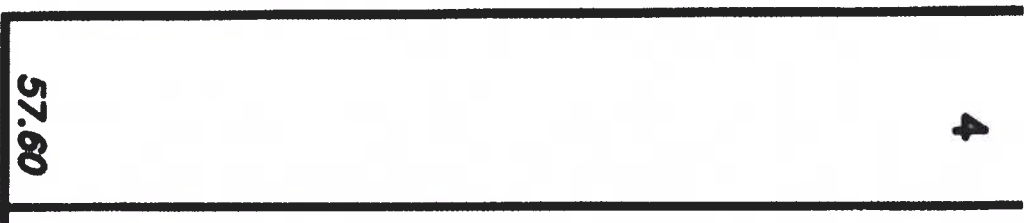
20.8

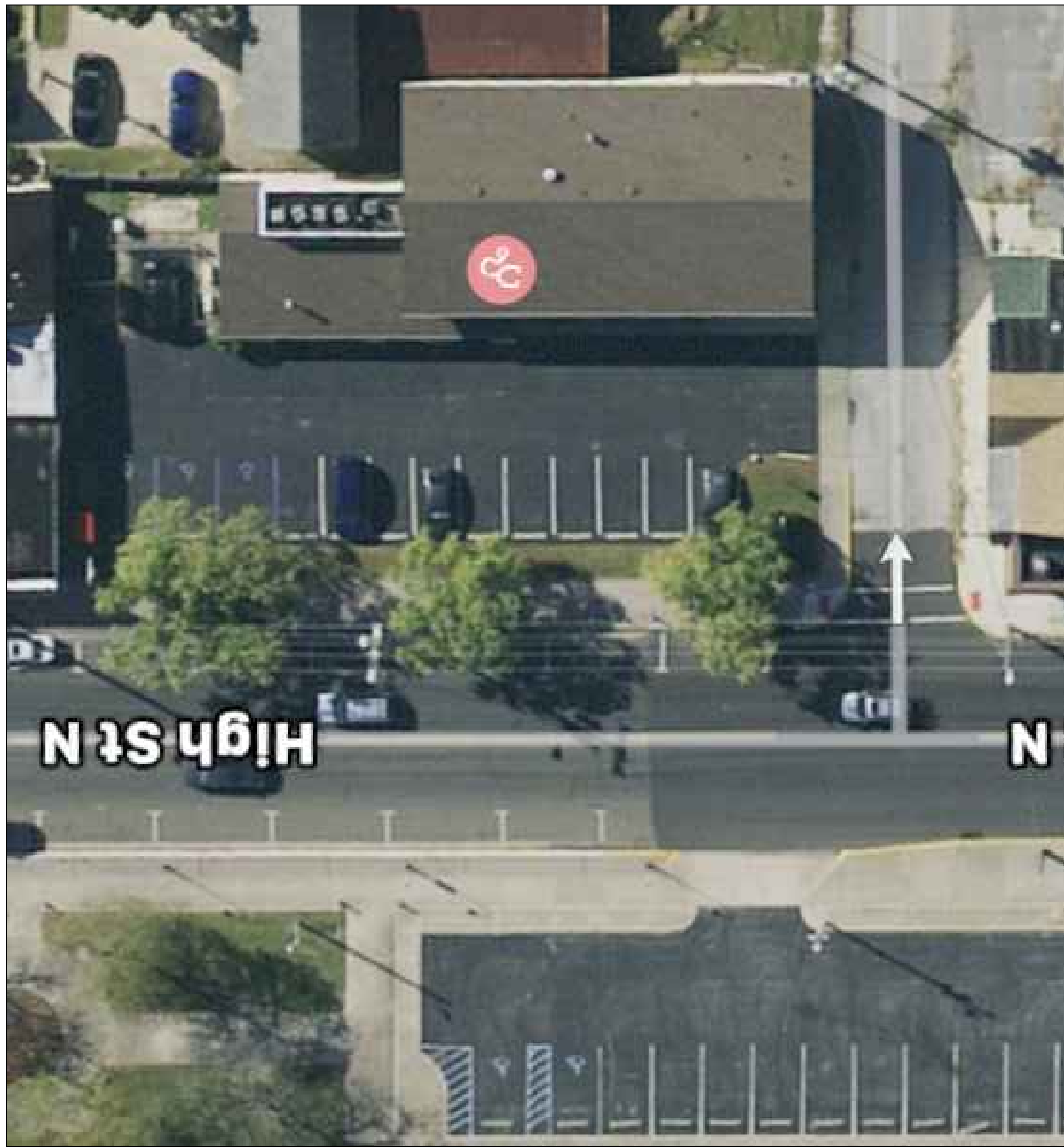


BROAD

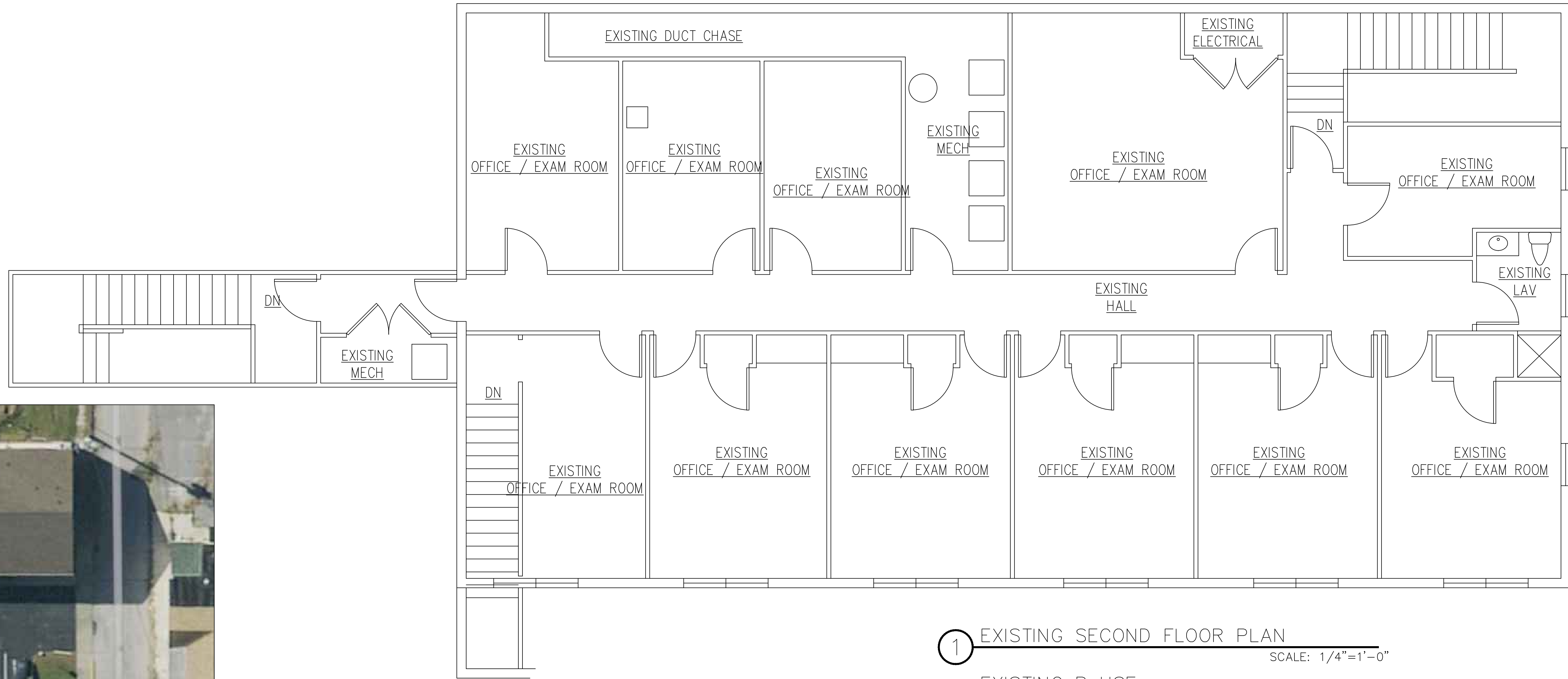
66'

HIGH

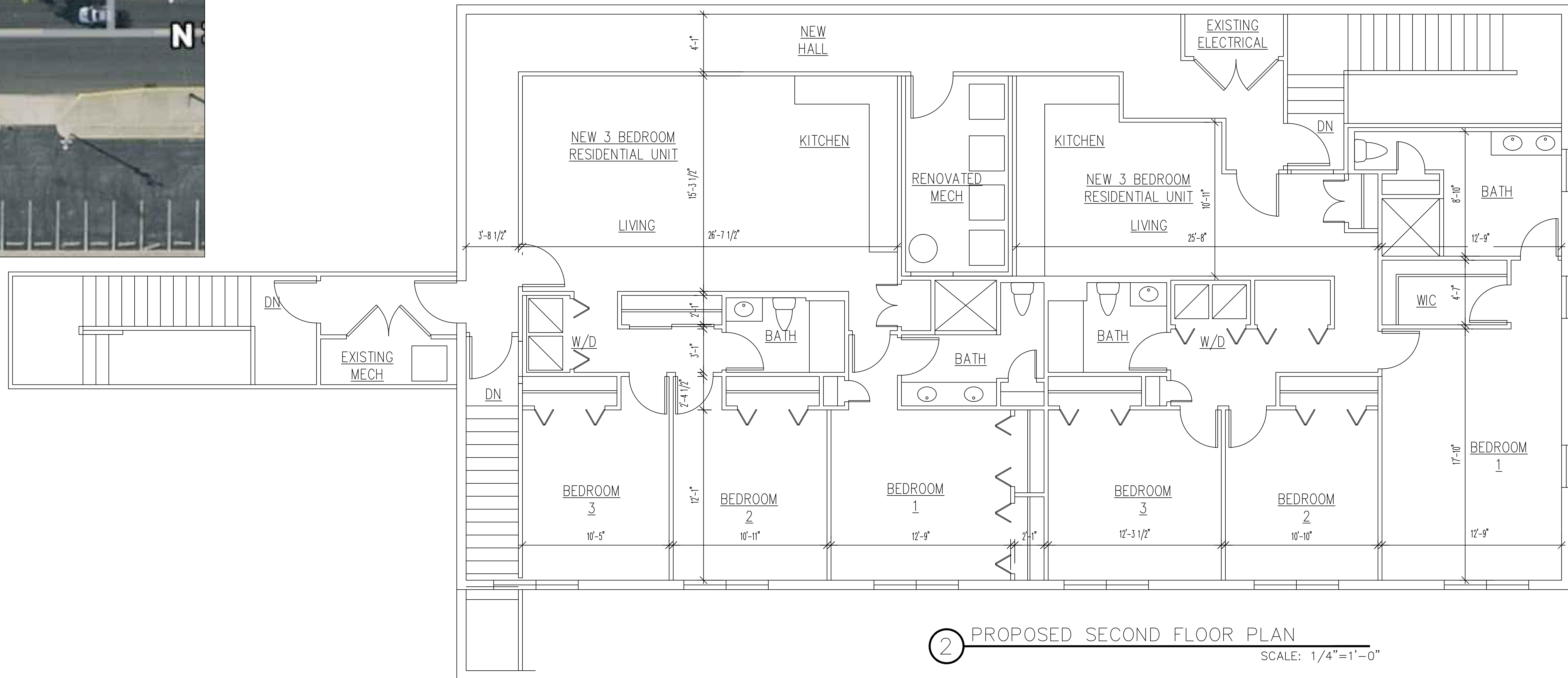




3 AERIAL SITE IMAGE



1 EXISTING SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"
EXISTING B USE



2 PROPOSED SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"
PROPOSED R USE

REPRODUCTION OF THESE PLANS WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT IS PROHIBITED BY FEDERAL LAW. VIOLATIONS ARE PUNISHABLE BY FINES UP TO \$5,000 AND/OR IMPRISONMENT. THE DESIGNER ACCEPTS NO LEGAL LIABILITY FOR THIS PLAN.

KEY OF B ARCHITECTURE, INC.
591 SHILOH PIKE • SUITE 7
BRIDGETON, NEW JERSEY 08302
(856) 327-6500 FAX (856) 327-6503 EMAIL SBURNLEY@KBA.ARCH.COM
WEB SITE: <http://www.kba-arch.com>
SCOTT J. BURNLEY A.I.A., N.C.A.R.B. PRESIDENT

KBA ARCHITECTURE, INC.

SECOND FLOOR RENOVATIONS
608 HIGH STREET - MILLVILLE NJ
RENOVATION PLANS

LOT

BLOCK

Job Number:	
Drawn by:	SJB
Checked by:	SJB
Date:	7-28-21
Revised:	
Revised:	
Revised:	

FLOOR PLANS
A1.0