

**Zoning Board of Adjustment**

**City of Millville**

**February 2, 2023**

**4th Floor Commission Chamber**

**6:00 PM**

**1. 2022 Open Public Meetings Act Statement**

**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 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, as required by Statute. The secretary is directed to include a statement in the minutes of this meeting."

**2. ROLL CALL**

Kevin Smaniotto, Chairman	(12/19/25)
William B Smith, Vice Chairman	(12/31/26)
John Worthington	(12/31/23)
Paul Williams	(12/31/24)
Timothy Carty	(02/07/25)
William Beck	(12/31/26)
Dante Land	(12/31/26)
Sharleen Johnson, Alt. 1	(12/07/23)
Angeline Broomhall, Alt. 2	(02/01/24)
Vacant, Alt. 3	(12/21/23)
Ricard Lim, Alt. 4	(06/08/24)

**3. MINUTES OF THE PREVIOUS MEETING**

**3.1. Minutes Of Previous Meeting**

Documents:

[JANUARY 5, 2023 ZB.PDF](#)

**4. RESOLUTIONS**

**5. CORRESPONDENCE**

**6. APPLICATIONS**

**7. OTHER BUSINESS**

**8. ADJOURNMENT**

**Millville Zoning Board Meeting**  
**Held January 5, 2023**  
**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, 4<sup>th</sup> 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 Statue.

The Secretary called roll and found those in attendance were John Worthington, Kevin Smaniotto, William Smith, Pauline Velez, Dante Land, Timothy Carty, William Beck, Angeline Broomhall, Paul Williams, Sharlene Johnson, and Ricardo Lim. Also, present were Mr. Van Embden, Zoning Board Solicitor, Mr. Wayne Caregnato, City of Millville's Zoning Officer and Barbara Fegley, Planner.

**CLOSED SESSION**

After roll call was taken the Zoning Board Members went into closed session for Zoning Board Attorney Position – Deliberative Process & Attorney Client/Privilege. Closed session ended at 7:44pm. Resolution 1-2023ZB, Closed session, In favor – Ms. Velez, Mr. Carty, Mr. Smaniotto, Mr. Smith, Mr. Beck, Mr. Land, Ms. Johnson, Ms. Broomhall, Mr. Williams, Mr. Lim, and Mr. Worthington.

**MINUTES OF THE PREVIOUS MEETING**

Mr. Carty made a motion to approve the December 1, 2022, meeting minutes and Ms. Velez seconded the motion. In favor – Ms. Velez, Mr. Carty, Mr. Smaniotto, Ms. Johnson, Ms. Broomhall, and Mr. Worthington.

**RESOLUTIONS –**

- 1.1. #18-2022ZB - Heritage Hill Estates, C Variance Approval for a single-family dwelling, Block 205, Lot 3, 703 Chickaree Cabin Rd. Motion to approve Mr. Carty, seconded by Ms. Velez. In favor – Ms. Velez, Mr. Carty, Mr. Smaniotto, Ms. Johnson. Abstained – Ms. Broomhall. Recused – Mr. Worthington
- 1.2. #19-2022ZB - Vandelay Group LLC, D Variance Approval for music lessons and administrative office space, Block 411, Lot 4, 16 Pine St. Motion to approve Mr. Carty, seconded Ms. Velez. In favor – Ms. Velez, Mr. Carty, Mr. Smaniotto, Ms. Johnson, Mr. Worthington. Abstained – Ms. Broomhall.
- 1.3. #20-2022ZB - East 131 St. LLC et als, D Variance Approval for change of tenant in the former Dick's Sporting Goods, Block 227, Lot 2, 2102-2198 North 2<sup>nd</sup> St. Motion to approve Mr. Smaniotto, seconded by Ms. Velez. In favor – Ms. Velez, Mr. Carty, Mr. Smaniotto, Ms. Johnson, Mr. Worthington. Abstained – Ms. Broomhall
- 1.4. #21-2022ZB – Our Future First, A NJ Nonprofit Organization, D Variance Approval for a multifaceted community center, Block 416, Lot 12, 66 Sassafras St. Motion to approve Ms. Velez, seconded Ms. Broomhall. In favor – Ms. Velez, Mr. Carty, Ms. Johnson, Ms. Broomhall. Abstained – Mr. Smaniotto, Mr. Worthington.

**REORGANIZATION –**

**Chairman** – Mr. Carty, seconded by Ms. Velez to nominate Mr. Worthington. Mr. Smith, seconded by Mr. Beck to nominate Mr. Smaniotto. Voting was done by ballot with the following results: 3 votes for Mr. Worthington, 4 votes for Mr. Smaniotto. Mr. Smaniotto, Chairman

**Vice Chairman** – Mr. Worthington, seconded by Ms. Velez to nominate Mr. Carty. Mr. Beck, seconded by Mr. Land to nominate Mr. Smith. Roll call vote with the following results: Ms. Velez, Mr. Carty, and Mr. Worthington for Mr. Worthington. Mr. Smaniotto, Mr. Smith, Mr. Beck, and Mr. Land for Mr. Smith. Mr. Smith, Vice Chairman

**Solicitor** – Mr. Beck, seconded by Mr. Land to nominate Ms. White. Mr. Worthington, seconded by Mr. Carty to nominate Mr. VanEmbden. Roll call vote with the following results: Mr. Smaniotto, Mr. Smith, Mr. Beck, and Mr. Land for Ms. White. Ms. Velez, Mr. Carty, and Mr. Worthington for Mr. VanEmbden. Ms. Beth White, Solicitor

**Secretary** – Mr. Smaniotto, seconded by Mr. Worthington to nominate Mary Harrar. Roll call vote with the following results: In favor – Ms. Velez, Mr. Carty, Mr. Smaniotto, Mr. Smith, Mr. Beck, Mr. Land, and Mr. Worthington. Ms. Harrar, Secretary

**Planner** – Mr. Worthington, seconded by Ms. Velez to nominate Barbara Fegley. In favor – Ms. Velez, Mr. Carty, Mr. Smaniotto, Mr. Smith, Mr. Beck, Mr. Land, and Mr. Worthington. Barbara J. Fegley, A.I.C.P., P.P., LLC, Planner

**Engineer** - Mr. Worthington, seconded by Ms. Velez to nominate Wayne Johnson, Millville City Engineer. In favor – Ms. Velez, Mr. Carty, Mr. Smaniotto, Mr. Smith, Mr. Beck, Mr. Land, and Mr. Worthington. Wayne Johnson, Engineer

**Engineer Consultant** – Mr. Worthington, seconded by Ms. Velez to nominate CME Associates. In favor – Ms. Velez, Mr. Smaniotto, Mr. Smith, Mr. Beck, Mr. Land, and Mr. Worthington. Abstained – Mr. Carty CME Associates, Engineer Consultant

#### **2023 MEETING DATES –**

January 5, 2023

July 6, 2023

February 2, 2023

August 3, 2023

March 2, 2023

September 7, 2023

April 6, 2023

October 5, 2023

May 4, 2023

November 2, 2023

June 1, 2023

December 7, 2023

January 4, 2024

Motion to approve 2023 Meeting Dates, Mr. Smith, seconded by Mr. Worthington. In favor – Ms. Velez, Mr. Carty, Mr. Smaniotto, Mr. Smith, Mr. Beck, Mr. Land, and Mr. Worthington.

#### **CORRESPONDENCE –**

None

#### **APPLICATIONS-**

None

#### **OTHER BUSINESS-**

Chairman Smaniotto opened meeting to the public. With no public comment meeting closed to the public.

Mr. Land stated, “I hope we can all work together.”

Mr. Smaniotto thanked Mr. Worthington for his service as Chairman.

Ms. Beth White stated she looks forward to working with the board.

#### **ADJOURNMENT-**

Mr. Worthington made a motion to adjourn, seconded by Mr. Smith. Meeting adjourned at 8:18pm.

Respectfully Submitted by:

Mary Harrar