

**Zoning Board of Adjustment  
City of Millville  
April 1, 2021 Agenda  
Teleconference  
6:00 PM**

**1. Open Public Meeting Act Statement Of Conformance-COVID-19**

**1. Open Public Meetings Act Statement of Conformance:**

“This meeting is being conducted by teleconference due to the COVID-19 PANDEMIC. Governor Murphy has declared a state of emergency via Executive Order 103 in response to the coronavirus outbreak. Executive Order 107 institutes various restrictions on public places and gatherings. As such, 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.”

Please join the meeting from your computer, tablet or smartphone using the following URL or access phone number:

**From your computer, tablet or smartphone.**

<HTTPS://GLOBAL.GOTOMEETING.COM/JOIN/866924965>

**Using your phone.**

United States: +1 (224) 501-3412

**Access Code:** 866-924-965

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When the hearing is opened to the public you may comment or by agent or attorney and present any objections which you may have to the granting of the relief sought in the petition. Be sure to review any updated information, described maps and papers prior to the meeting on the municipal website at <HTTP://WWW.MILLVILLENJ.GOV/313/ZONING> for viewing. If a member of the public does not have access to a computer, please contact Tiffany Arrowood, Engineering Secretary, to make arrangements to access plans noted below at (856) 825-7000 ext. 7300 or [TIFFANY.ARROWOOD@MILLVILLENJ.GOV](mailto:TIFFANY.ARROWOOD@MILLVILLENJ.GOV).

**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  
Alt. 1  
Sharleen Johnson, Alt. 2  
Vacant, Alt. 3

(12/19/21)  
(08/01/21)  
(01/02/22)  
(01/02/19)

**3. MINUTES OF THE PREVIOUS MEETING**

Regular Zoning Board Meeting Minutes February 4, 2021.  
Regular Zoning Board Meeting March 4, 2021 - no quorum

Documents:

[FEBRUARY 4TH ZB MINUTES.PDF](#)

**4. CORRESPONDENCE**

**5. RESOLUTIONS**

**6. APPLICATIONS**

**6.I. 1601 Millville LLC - 1601 North 2nd Street | Block 233 Lot 4**

The Applicant is requesting D variance approval for 50 residential apartments within the General Business (B-4) Zone, previously a professional office complex.

Documents:

[233.00\\_0004.00\\_1601 MILLVILLE LLC APPLICATION.PDF](#)  
[SITE PLAN2.1.21.PDF](#)  
[SURVEY REPORT SERENO\\_12-6-2020.PDF](#)  
[GLASSTOWN ARCH PLANS 02.02.21.PDF](#)

**6.II. Sign Pros - 711 North 2nd Street | Block 294 Lot 3**

The Applicant is requesting C variance approval for façade signage for Family Dollar and Dollar Tree stores within the General Business (B-4) Zone.

Documents:

[SIGN PROS APPLICATION.PDF](#)  
[PROPOSED FRONT ELEVATION.PDF](#)

**6.III. Michael Lee Robinson, Jr. - 700 Menantico Avenue | Block 537 Lot 33**

The Applicant is requesting C variance approval for the installation of 6' fence around backyard in the Residential 10 (R-10) Zone.

Documents:

[537.00\\_0033.00\\_MICHAEL ROBINSON.PDF](#)

**6.IV. Nipro Glass Americas Corporation - 1200 North 10th Street | Block 264 Lot 2**

The Applicant is requesting D variance approval for an electronic sign within the General Industry (I-1) Zone.

Documents:

[NIPRO APPLICATION.PDF](#)  
[NIPRO NOW HIRING REPLACEMENT SIGN.PDF](#)

**6.V. USA Busy Bee, Inc. - 412 North 4th Street | Block 376 Lot 13**

The Applicant is requesting D variance approval for the conversion of a 3-bedroom residential home into a duplex with two 1-bedroom units within the Residential 5 (R-5) Zone.

Documents:

[USA BUSY BEE INC APPLICATION.PDF](#)  
[USA BUSY BEE SITE PLAN.PDF](#)

## 7. **DISCUSSION**

Municipal Treatment of Cannabis Operations within the City

- Information for Municipalities pertaining to A-27, A-1897 and S-3454:  
[HTTPS://WWW.NJLM.ORG/969/CANNABIS-LEGALIZATION](https://www.njlm.org/969/cannabis-legalization)

## 8. **PUBLIC COMMENT**

Municipal Treatment of Cannabis Operations within the City

## 9. **ADJOURNMENT**