

Millville Zoning Board Meeting
Held April 1st, 2021
Minutes

PUBLIC MEETING

Members of the Millville Zoning Board met for their Regular Zoning Board Meeting on April 1st, 2021 at 6:00 p.m. via teleconference which the public was invited 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. Chairman Worthington called the meeting to order at 6:10pm and announced that this meeting was being conducted in accordance with the Open Public Meeting 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 Vice-Chairman Conner, Chairman Worthington, Ms. Roselle, Mrs. Chainey, Mrs. Velez, George Latore, Mr. Carty, and Sharleen Johnson alternate I were all present. Also present were Mr. Van Embden, Zoning Board Solicitor, Wayne Caregnato, City of Millville's Zoning Officer, Brian Prohowich City of Millville's Engineer, Michelle Baker City of Millville's Asst. Engineer and Tiffany Arrowood, City of Millville's Engineering Clerk.

MINUTES OF THE PREVIOUS MEETING

Mr. Carty made a motion to approve the March 4th, 2021 minutes and was seconded by Ms. Roselle. Mr. Latore abstained. Vice-Chairman Connor, Chairman Worthington, Ms. Chainey, Ms. Roselle, Ms. Velez, and Mr. Carty voted yes.

RESOLUTIONS-

Mr. Carty made a motion to memorialize Resolution # 17-2020 Granting Hutton Millville St, LLC "C" variance approval for signage on the building located at 2007 N. 2nd Street in Block 233 Lot 10 in a B-4 General Business District and was seconded by Vice-Chairman Connor. Vice-Chairman Connor, Chairman Worthington, Ms. Chainey, Ms. Roselle, Ms. Velez, and Mr. Carty voted yes.

Ms. Roselle made a motion to memorialize Resolution # 18-2020 Granting Eastside Investments, LLC approval for "D" variance for a single-family dwelling located at 1001 Combs Road in Block 265 Lot 7 in a I-1 General Industry District and was seconded by Mr. Carty. Mr. Latore abstained. Vice-Chairman Connor, Chairman Worthington, Ms. Chainey, Ms. Roselle, Ms. Velez, and Mr. Carty voted yes.

The Board discussed **Resolution #01-2021** regarding the scheduled dates of Zoning Board Meetings and 6:00pm time and designation of Official Newspaper recordings. Vice-Chairman Connor made motion to approve **Resolution #01-2021** and was seconded by Mrs. Chainey. All present voted yes.

The Board discussed **Resolution # 02-2021** regarding the annual reorganization and Appointment of Professionals-2021.

- Mr. Carty made a motion to nominate Mr. Worthington as Chairman and Mr. Conner seconded the motion and it was approved with the following roll call vote: yes from Mr. Latore, Mr. Conner, Ms. Velez, Mr. Carty, Ms. Roselle, and Ms. Chainey. *Carried.*

- Mr. Carty made a motion to nominate Mr. Conner as Vice- Chairman and Chairman Worthington seconded the motion and it was approved with the following roll call vote: yes for Mr. Latore, Mr. Conner, Ms. Velez, Mr. Carty, Ms. Roselle, and Ms. Chainey. *Carried*
- Mr. Carty made a motion to nominate the Board Secretary, Kristine Klawitter, for the Zoning board and was seconded by Vice-Chairman Conner. It was approved with the following roll call Vote: yes for Mr. Latore, Vice-Chairman Conner, Ms. Velez, Mr. Carty, Ms. Roselle, Chairman Worthington and Ms. Chainey. *Carried*

The Board discussed **Resolution # 03-2021** regarding Zoning Board Solicitor and contract through 2021. Mr. Carty made a motion to nominate Mr. Nathan VanEmbden for City Solicitor and Vice-Chairman Conner. It was approved with the following roll call Vote: yes for Vice-Chairman Conner, Ms. Velez, Mr. Carty, Ms. Roselle, Chairman Worthington and Ms. Chainey. *Carried*

CORRESPONDENCE –

The commission appointed Ms. Pauline Velez with expiration date of 12/31/2024 as a regular member of the zoning board. Mr. Brian McGahhey resigned as of 12/3/2020 from the Zoning Board.

APPLICATIONS –

Devin and Barbara Irizarry of 115 E. Pine Street were sworn in to represent the application for 115 E. Pine Street in Block 415 Lot 7 in a B-3 Central Business District for “D” variances for a 20’ x 14’ x 15’ high shed in the backyard as well as a 6’ stockade fence along the eastern property line and a small portion of the western property line which borders a 10’ City owned alley. The Applicant seeks use variance approval for the shed and fence as these accessory structures expand a nonconforming principal use which is not permitted in the district. The applicant’s main concern is keeping his property secure since he has been victim to theft on his property. The applicant states there is the similar sized shed adjacent to his property. Applicant feels this will help increase the safety and general welfare of the neighborhood and makes the property look nicer in a central business district.

Wayne Caregnato, City’s zoning officer, states the structure is considered a permanent use. The six-foot closed fence along the western property edge and 10’ City Alley blocks the driver’s view of that section in the alleyway, making it unsafe. Mr. Caregnato recommend a 3-foot closed fence or a four- foot open fence replacing the 6ft closed fence.

Chairman Worthington opened the meeting to public comment.

Tamara Isajiw of 117 E. Pine Street, Millville is sworn in by Nathan VanEmbden, Esq. Tamara has concerns with the structure being too close to the property line and the size of the structure in relation to impervious surfaces. She feels it’s a fire safety hazard because it is too close to other structures/ houses.

With no one to speak, Chairman Worthington closed the public comment portion.

Chairman Worthington brought it back to the Board for fact finding and conclusions.

Chairman Worthington agrees this application should have been brought to the board before the shed was put up. He feels the applicant has proved positive criteria and he does not see detriment to the neighborhood. He agrees that the shed shows improvement to the neighborhood.

Ms. Chainey Agrees with Chairman Worthington and on the engineer report (special reason J) helps contributes to the downtown area. Does not appear to be a detriment to the master plan or the zoning plan.

Wayne Caregnato, City's zoning officer reminds the applicant to submit zoning and construction permits as applicable.

Vice- Chairman Connor made a motion to approve the application for a use variance for 20 X 14 X 15 height shed, 6' fence, and removal of the six foot closed fence on western property line to be replaced with a 3 foot close fence or a four foot open fence and Mrs. Chainey seconded the motion. All present voted yes.

OTHER BUSINESS

The Zoning Board discussed the Annual Zoning Board report that was presented at the meeting. The Zoning Board would like to see the draft signage ordinances to give some comments. The Report will be referred to the Planning Board. The Planning Board is working on the sign ordinance certainly and hope to have something for the Zoning Board to review in the next few months.

Mrs. Chaney made a motion to close the Zoning meeting and was seconded by Mr. Conner.
Submitted by:
Kristine Klawitter