

Zoning Board of Adjustment

City of Millville

June 2nd, 2022

4th Floor Commission Chamber

6:00 PM

ZB Open Public Meeting Act Statement of Conformance-

Open Public Meetings Act Statement of Conformance:

“This meeting is being conducted in person 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.”

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.

The following described maps and papers are on file on the municipal website at [HTTP://WWW.MILLVILLE.NJ.GOV/313/ZONING](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, Board Secretary, to make arrangements to access plans noted below at (856) 825-7000 ext. 7300 or Tiffany.Arrowood@MillvilleNJ.gov.

1. ROLL CALL

John Worthington, Chairman	(12/31/23)
Robert Connor, Vice-Chairperson	(12/31/22)
Veronica Chainey	(12/31/22)
Pauline Velez	(12/31/24)
George LaTorre	(12/31/22)
Sheila Roselle	(12/19/25)
Timothy Carty	(02/07/25)
Sharleen Johnson, Alt. 1	(08/01/23)
Angeline Broomhall, Alt. 2	(01/02/22)
Paul Williams, Alt. 3	(12/21/23)

2. CORRESPONDENCE

3. RESOLUTIONS

4. MINUTES OF THE PREVIOUS MEETING

Regular Zoning Board Meeting Minutes May 5th, 2022.

Motion – TC 2nd – GL (All that present were a yes.)

5. APPLICATIONS-

5.1 – Tiyon Johnson – TJ’s Pound 4 Pound Boxing Gym, LLC. – Chairman Worthington acknowledged Mr. Johnson isn’t present neither is his attorney. Board Secretary commented that she had not received any response to phone calls to Mr. Johnson. Tiffany also stated that last time she had spoken to him, he was seeking an attorney. Chairman Worthington asked if it’s proper to table the application. Mr. VanEmbden gave options for postponing and for dismissing the zoning application. Chairman asked if anyone is here to speak for or against the application. Chairman Worthington discussed how he is inclined to postpone for one month. The new date for this application will be July 7th, 2022, at 6pm. Mr. VanEmbden announced the postponement of this application until Thursday July 7th, 2022, at 6:00pm.

5.2 – Yvonne Ramnarine – 1908 Newcombtown Road – Block 401 Lot 9 – Ms. Ramnarine stated her name and was sworn in by the solicitor. Ms. Ramnarine moved to New Jersey to farm and wants to share the result of the farming with the community around her. Mr. VanEmbden confirmed, Ms. Ramnarine has 10 acres of land, 4 of which are tillable. The building is approximately 100 feet from Newcombtown Road and has a fully paved parking lot with plenty of room. Ms. Ramnarine was questioned by the Chairman regarding whether there was lighting and size of the stand. The building that the produce stand will be operating out of has lighting both in and outside of the building. Ms. Ramnarine plans to operate her stand from April until October between the hours of 10:00am thru 6:00pm. This property is also her full-time residence. She believes she will generate an average of 6 vehicles at a time and has ample space for parking. Her property is in the R10 area as stated by the Zoning Officer, Mr. Caregnato. Mr. Caregnato will assist the applicant by making sure any signage is complying. The Chairman opened the meeting to the public for questions, but no one was present. Upon the Chairman identifying the special reason as ‘G’ (To provide sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial, and industrial uses and open space, both public and private, according to their respective environmental requirements to meet the needs of all New Jersey citizens), he was inclined to support. He did not see a negative impact. The Vice Chairman was also inclined to support the application, as well.

Motion – RC 2nd – VC (All that present were a yes.)

6. OTHER BUSINESS-

6.1 – Ms. Chainey asked what information can be given to an applicant when they come in for a D variance. She emphasized that we need a standardized sheet that describes the burden of proof that applicants must provide when they come to the meetings. She also stated that we need to inform the applicant that they may want to consider retaining counsel or at least be prepared to address specific things regarding their application. The Chairman agreed and he added that the board shouldn’t be in a position of having to provide the special reason for the applicant. The applicants should have a better understanding of the rules or have someone explain them. This way they don’t waste their time and money coming before the board unprepared. Mr. VanEmbden stated the planning staff isn’t stable enough to give this type of advice. Ms. Chainey mentioned that the applicant should be made aware of the positive and negative criteria, maybe they should be giving the applicant a copy of what the board uses to determine special reasons. Mr. Caregnato agreed that applicant should receive something informational. The Chairman informed the board members that we determine completeness of the application prior to it being put on the agenda. The Chairman spoke about the letters that go out after review from the professional staff and believes the letter needs to go out to applicants not just the board. The Chairman suggested that the applicants applying for D variance shall get the packet requirements for special reasons. This will be able to assist them along with the website to do more research and be better prepared. The Chairman stated that he intends to put together information that would get looked over by the board and approved by city for the applicants. This information would make sure the

applicant knows what information the board needs from them prior to the meeting. Mr. VanEmbden suggested the verbiage simply states, “you may find some benefit from the following”, so we aren’t giving legal advice. The Board Secretary will reach out to the City Planner, Ms. Fegley, to see if she has any information that may be helpful to the applicant during the application process.

7. ADJOURNMENT

Motion - VC 2nd – TC (All that present were a yes.)