

Millville Zoning Board Meeting
6pm July 7th, 2022
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:

Shelia Roselle,
George LaTore,
Timothy Carty,
Veronica Chainey,
Pauline Velez,
Angeline Broomhall,
Paul Williams,
Vice Chairman Connor and
Chairman Worthington.

Also, present were Mr. Nathan Van Embden, Zoning Board Solicitor, and Wayne Caregnato, City of Millville's Zoning Officer.

Sharleen Johnson was not present.

MINUTES OF THE PREVIOUS MEETING

Ms. Shella Roselle made a motion to approve the June 2nd, 2022, meeting minutes, and Mr. Tim Carty second the motion. Ms. Velez abstained. Ms Chainey, Vice Chairman Connor and Chairman Worthington voted yes.

>The Chairman requested that the record reflect the following facts:

He stated that at the June 21st Commission meeting, the commission raised concern regarding the Zoning Board Procedures. Specifically, that the board failed to appoint a secretary and that they had not filed the required annual report. The chairman clarified that at the February 3rd Reorganization meeting, the Board adopted Resolution #2-2022ZB, appointed Wayne Caregnato as the Engineer, Nathan VanEmbden as Solicitor and Kristine Klawitter as Board Secretary. Tonight, the board appointed Mrs. Wanda Somerville as the board Secretary after Mrs. Klawitter left for another position. Also presented and approved at the February 3rd meeting, was the annual required report. The report was discussed on February 14th at a special joint meeting of the Planning and Zoning Boards. The Chairman informed the everyone that he sent the Commissioners a copy the week of June 27th.

CORRESPONDENCE

No correspondence to address

RESOLUTIONS

#6-2022ZB-Appointment of Wanda Somerville as Board Secretary-
Vice Chairman Conner motioned to approve. Ms. Chainey second. All present voted yes.

#7-2022ZB-Yvonne Ramnarine, approval for “D” variance for property located 1908 Newcombtown Rd. Block 401 Lot 9, to operate a produce stand.

Mr. Carty motioned to approve. Ms. Chainey second. Ms. Velez abstained. All others present voted yes.

APPLICATIONS-

Tiyon Johnson – TJ’s Pound 4 Pound Boxing Gym, LLC. –

The Chairman questioned if Mr. Johnson was in attendance to present his application and noted that Mr. Johnson was not in attendance. Ms. Tiffany Arrowood, informed the Board that the applicant had been in communication with Commissioner Sooy. Mr. VanEmbden informed the board that there is nothing stating the applicant can’t resubmit an application to the board and have the fees applied to the future application. The Board dismissed the application with credit of fees to the applicant for future use.

Vice Chairman Conner motioned to dismiss and credit fees to new future application. Ms. Roselle second. Ms. Chainey voted no. All others present voted yes.

Winfield Pettit III- Unnamed Rd- Block 21 Lot 20.01–

Mr. VanEmbden swore in Mr. Pettit. Mr. Pettit hopes to get approval to improve Unnamed Rd so he may be able to build his home on his recently purchased 12 acres near the fairground. He believes that the proposed development has a positive effect because it will turn a dirt road into a more improved road. Upon approval he plans on naming the road and making it 911 accessible. He believes it meets the city ordinance and add a contributor to city taxes. Mr. Pettit expressed the financial hardship of complying with the engineer’s report regarding the curbing, asphalt, and cul-de-sac. Mr. Caregnato informed the applicant that Unnamed Rd is a city recognized road on the tax map, even if it is undeveloped. The chairman expressed he had a few questions for the professional staff. He questioned the reason for the cul-de-sac. Mrs. Nothaft, replied by explaining the need for access for turnaround for emergency vehicles, trash collection, slow plowing etc. The engineers found 5 examples of roadways of similar length that have 80-foot diameter 40-foot radius cul-de-sac at the end. That is part of the requirement for safety. The situation would be different if it were private land, not a tax map acknowledge city road. The Chairman inquired as to why if this is a city road why it would be the applicant’s responsibility to improve and not the city. Ms. Nothaft stated that it hasn’t made its way into their bonded road project nor the granted road project. They have talked about having a road program. She knows of at least three roads in similar situation. The city is addressing them with respect to public safety as they come up.

Ms. Chainey motioned for approval. Vice Chairman second. Mr. Carty voted no. All others present voted yes.

Finckbone-2327 Millville Ave-Block 38 Lot 4-

Mr. Finckbone was sworn in by Mr. VanEmbden. Mr. Finckbone described his project as a prefab steel building to be erected on his existing property of 6 acres. The building will be used as shop and to store farm equipment. Mr. finckbone has a hobby of rebuilding equipment. He stated he needs a higher ceiling for some backhoes. The building, as described by Mr. Finckbone, is a 40x60, 16-foot eaves, 4/12 pitch approx. 22 feet 8 inches to peak, prefab steel bolt together on a concrete slab. Ms. Chainey pointed out the application stated 20 feet 10.5 inches, the applicant confirmed 22 feet 10 inches. Mr. VanEmbden question the applicant regarding the highest point of the building. The applicant restated that the peak is 22feet 10 inches. Ms. Chainey inquired if what the applicant is asking for is approval to exceeded the 15-foot requirement by one foot. Mr. Caregnato confirmed yes. The chairman reviewed the engineers report and asked the applicant if he intends to have utilities such as gas, electric, water or sewer. The applicant intends to have electric, no running water or sewer. He will be looking to provide heat with a wood burning stove. Mr. VanEmbden asked the Mr. Finckbone if he plans to have a customer base. The applicant informed them that he does it as a hobby for himself. The Chairman recognizes approving several similar applications and has no problem supporting the application.

Mr. Carty motioned to approve. Ms. Chainey second. All others present voted yes.

>Ms. Chainey suggested making the height variance part of the annual recommendations. Mr. VanEmbden commented also considering increasing the distance from side yards.

Brogen-2511 Cedar St-Block 125 Lot 24-

Mr. VanEmbden swore in Mr. Brogen. Chairman asked the applicant to tell the board about his project. Mr. Brogen plans to put up a 30x40 pole barn and would like 14-foot ceilings. He described it as wood framed with tin sides and roof with two front garage doors. Mr. Brogen was asked by the Chairman if he received the Engineering report and replied having said he received it at the meeting. Mr. Brogen addressed the use would be for storage of RV and storage loft for lawn and pool items. Mr. Brogen would like to have electric available in the barn. The Chairman pointed out the building would be one foot 16.5 inches above the 15-foot requirement. Vice Chairman asked if it will be all personal use, Mr. Brogen confirmed no business use. Chair is inclined to support the application.

Ms. Chainey motioned to approve. Mr. Carty second. All others present voted yes.

OTHER BUSINESS-

Guidelines to Applicants Packet-

Chairman discussed the guidelines packet he drew up after the concerns brought up by Ms. Chainey and himself at the last meeting regarding the applicants not being prepared or not understanding how to present their applications at the Zoning Board Meeting. Ms. Chainey would like more time to look over the packet. Chairman drafted the packet to inform applicants

of their responsibility to present their application and their right to have an attorney representation even if they aren't a corporation. Another topic the chairman revisited from the June meeting was the issue of the applicant and the board not having received the engineering report in a timely fashion. Ms. Chainey suggested moving application to a week before the meeting as opposed to the day of the current meeting. These issues will be further discussed and resolved in the August meeting. The Chairman requested for a resolution in August to vote on extending the deadline. Mr. VanEmbden will work on the resolution on changing the deadline. Ms. Chainey informed the board she will not be in attendance for the August meeting and requested to vote in absentia. Chairman confirmed she can vote in absentia. Mr. VanEmbden recapped the terms. Applications due 1 week prior to current month meeting. No application on agenda until deemed complete.

ADOURNMENT-

Mr. Latore motioned, Ms. Chainey second.

Submitted by:
Wanda Somerville