

**Millville Zoning Board Meeting  
Held September 2nd, 2021.  
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 Statute. The Secretary called roll and found those in attendance were Chairman Worthington, Ms. Pauline Velez, Ms. Sheila Roselle, Mr. George Latore and Mrs. Sharleen Johnson were all present. Also, present were Mr. Van Embden, Zoning Board Solicitor, and Wayne Caregnato, City of Millville's Zoning Officer. Absent was Ms. Veronica Chainey, Mr. Timothy Carty, and Vice-Chairman Connor.

**MINUTES OF THE PREVIOUS MEETING**

Ms. Roselle called a motion to approve the August 5th, 2021, minutes, and Ms. Velez second the motion. Ms. Velez, Ms. Johnson, Ms. Roselle, and Chairman Worthington Voted yes and Mr. Latore abstain.

**Correspondence**

N/A

**RESOLUTIONS**

Ms. Velez made a motion to memorialize Resolution #11-2021 Granting Liberty Village III approval for Use "D" Variance to allow manufactured home community as a permitted use and with the understanding that a final plan of the development is required to be presented to the zoning board for site plan approval and Ms. Roselle seconded. Ms. Velez, Ms. Johnson, Ms. Roselle, and Chairman Worthington all voted yes. Mr. Latore abstain.

Mrs. Johnson made a motion to memorialize Resolution #12-2021 Granting Tom Fien approval for two Bulk "C" Variance allowing an additional 6-inch relief for a 54-inch-high aluminum picket fence situated in the front yard of a two-story, single-family dwelling; the fence will be located 26 feet off the right of way on Robert Lane and 25 feet off Brenda Terrace not to encroach upon the site triangle; and was seconded by Ms. Velez. Ms. Velez, Ms. Johnson, Ms. Roselle, and Chairman Worthington all voted yes. Mr. Latore abstain.

**APPLICATIONS**

**Millville Savings Bank- 100 Albertson St in Block 258 Lot 1 in a B-4 Business District.**

Matthew Robinson, Esq representing Millville Savings Bank. The applicant is requesting a Sign Variance and use variance approval for an upgrade of the current two signs on High Street and 2nd St two utilized digital signs in a B-4 Business district. This application will be postponed to the October 7, 2021, zoning

board meeting due to the board not having quorum for the use variances and the applicants feel uncomfortable proceeding given the vote count needed for use variances.

**Reythmno Enterprises, LLC- 608-616 N High St in Block 313 Lot 1 in a B-1 Business District.**

Matthew Robinson, Esq representing Reythmno Enterprises, LLC. Applicant is requesting “D” Variance with minor site plan approval with an interior existing/proposed floor plan to convert the second floor of a commercial property to two 3- bedroom residential units. This application will be postponed to the October 7, 2021, zoning board meeting due to the board not having quorum for the use variances and the applicants feel uncomfortable proceeding given the vote count needed for use variances.

**OTHER BUSINESS-**

Chairman Worthington addressed the sign ordinance; Would like a summary on what has previous been approved regarding the digital signs. Ex: location, size, digital restrictions, placement, messages content, transition, and animations. Until there is an updated sign ordinance, it is important that the board stay consistent with what is approved.

Nathan VanEmbden states the boards’ purpose is the safe and health issue. The location of the sign should not be a distraction. Even though the render of the sign is to get one’s attention. The board would restrict never fresh rate of the display. Restrict animation. Content changed from time to time no more then every 8 seconds. State rules for a flashing sign. No explosions or confetti.

With no further business, Ms. Roselle makes a motion to close the Zoning meeting and it is seconded by Mr.Latore.

Submitted by:  
Kristine Klawitter