

**City of Millville Planning Board**

**July 10, 2023**

**4th Floor Commission Chamber**

**6:30 PM**

1. Open Public Meetings Act Statement Of Conformance:  
"This meeting is 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 is directed to include this statement in the minutes of this meeting."
2. ROLL CALL

Bob Gallaher Jr. Chairman	(11/08/26)
Jay Laubengeyer	(11/11/24)
Commissioner Hewitt	
Commissioner Romanik	
Wayne Caregnato	(1/17/25)
Larry Malone	(11/08/25)
Robert Moore	(11/08/25)
Edward Gallagher	(12/08/24)
Timothy Sparagna	(11/11/24)
Erica Milbourne	(03/21/25)
Joseph Pepitone	(01/16/23)
3. MINUTES OF THE PREVIOUS MEETING
  - 3.I. June 12, 2023 Minutes

Documents:

[PLANNING BOARD JUNE 12, 2023.PDF](#)
4. CORRESPONDENCE
5. RESOLUTIONS

- 5.I. Resolution 08-2023 PB New Jersey Motorsports Park Development Associates, LLC  
8000 Dividing Creek Rd, Block 125.03, Lots 1 & 9, Preliminary and Final Major Site  
Plan for Cannabis Cultivation

Documents:

[NJMP RESOLUTION 08-2023PB.PDF](#)

- 5.II. Resolution 09-2023 PB Karl Davis  
843 Shewchenko Ave, Block 29, Lot 9, Minor Subdivision

Documents:

[DAVIS RESOLUTION 09-2023PB.PDF](#)

- 5.III. Resolution 10-2023 PB, City Of Millville  
Buckshutem Rd, Block 124, Lot 16, Minor Subdivision

Documents:

[MILLVILLE BUCKSHUTEM RESOLUTION 10-2023PB.PDF](#)

## 6. APPLICATIONS

- 6.I. App #03-2023 - Statewide Property Holdings  
1300 Wheaton Ave, Block 260, Lot 3, Preliminary and Final Major Site Plan for  
Cannabis Cultivation

Documents:

[05-220223-00 BOUNDARY AND TOPOGRAPHIC SURVEY.PDF](#)  
[2023-06-22 LTR-CITY- STATEWIDE PROPERTY HOLDINGS -1300](#)  
[WHEATON AVE MILLVILLE- TRANSMILLTAL FOR SURVEYS.PDF](#)  
[APP SUBMISSION LTR TO CITY OF MILLVILLE STATEWIDE 3.22.23.PDF](#)  
[PREL SITE PLANS-STATEWIDE PROP-1300 WHEATON AVE MILLVILLE](#)  
[\(02-07-23\).PDF](#)  
[STORMWATER REPORT- SPH-1300 WHEATON AVE MILLVILLE-JAN](#)  
[2023.PDF](#)  
[STATEWIDE PROPERTY HOLDINGS - PLANENG REPORT.PDF](#)

- 6.II. App #06-2023 - Third Eye Farms, LLC  
Buckshutem Rd and 2576 Cedar St, Block 125, Lots 30.01 & 31, Preliminary and  
Final Major Site Plan and C Variance, Cannabis Cultivation

Documents:

[APPLICATION.PDF](#)  
[20230404 ORIG MAJOR SITE PLAN.PDF](#)  
[20230623 MAJOR SITE PLAN REV 1.PDF](#)  
[202211281508 SURVEY 2 LOTS.PDF](#)  
[1756-01 SHEET 03 - SITE PLAN.PDF \(20230515\).PDF](#)  
[FP-22070\\_ZONING BOARD SUBMISSION\\_01-11-23.PDF](#)

PUBLIC NOTICE.PDF  
STORMWATER REPORT.PDF

- 6.III. App #08-2023 - Buckshutem Solar  
Block 135, Lots 1, 2, 3, 4, 5 and Block 139, Lots 1-8, 22 & 25, 3 year extension

Documents:

BUCKSHUTEM EXTENSION.PDF

- 6.IV. App #09-2023 - Robert & Kathleen Gallaher  
2413 W Main St, Block 36, Lot 8, Minor Subdivision

Documents:

2413WMAIN-SUB(AERIAL) (003).PDF  
AFFIDAVIT OF PUBLISHING.PDF  
APPLICATION.PDF  
CERTIFIED MAIL RECEIPTS.PDF  
GALLAHER B36, L22THRU28 MEMO MINOR SUB.PDF  
SUBDIVISION.PDF  
AFFIDAVIT OF NOTIFICATION.PDF  
GALLAHER - PLANENG REPORT.PDF

- 6.V. App #10-2023 - Debra Appleby  
208 Carmel Rd, Block 35, Lot 8, Minor Subdivision

Documents:

APPLICATION.PDF  
ASSESSOR LETTER OF APPROVAL.PDF  
CERTIFIED MAILINGS.PDF  
DEED.PDF  
MINOR SUBDIVISION.PDF  
SURVEY.PDF  
TAXES PAID VERIFICATION.PDF  
APPLEBY B35-L8 MEMO MINOR SUB.PDF  
APPLEBY - PLANENG REPORT.PDF

- 6.VI. App #12-2023 - Bear Built, LLC  
Near the corner of Cedar St and Bogden Blvd, Block 125, Lot 7, Preliminary and Final  
Major Site Plan, Cannabis Cultivation and Manufacturing Facility

Documents:

DAILY JOURNAL PUBLIC NOTICE.PDF  
DEVELOPMENT APPLICATION.PDF  
ENVIRONMENTAL IMPACT PLAN.PDF  
FLOOR PLAN.PDF  
HARRAR LTR (W. APPL) 06.05.2023.PDF  
SAFETY AND SECURITY PLAN (CLASS 1 CULTIVATOR) (5.30.2023).PDF  
SAFETY AND SECURITY PLAN (CLASS 2 MANUFACTURER)  
(5.30.2023).PDF  
SITE PLAN.PDF  
STORMWATER MANAGEMENT REPORT.PDF  
SUMMARY OF APPLICATION.PDF

TRAFFIC STATEMENT.PDF  
200 FT LIST 05.30.23.PDF  
ARCHITECTURAL ELEVATIONS.PDF  
BEAR BUILT LLC - DATA CAPTURE FORM.PDF  
CHECKLIST.PDF  
COUNTY APPLICATION.PDF  
PROOF OF MAILING.PDF

7. OTHER BUSINESS

8. ADJOURNMENT