

# CITY OF MILLVILLE PLANNING BOARD

## MEETING MINUTES SUMMARY OF THE December 8, 2025 – SESSION

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### **CALL TO ORDER:**

Members of the Millville Planning Board met on the above date for their regularly scheduled monthly meeting in the Richard C. McCarthy Chambers, on the 4<sup>th</sup> Floor of City Hall. The Chairman called the meeting to order at 6:30 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.

### **MISCELLANEOUS**

Motion to authorize Mayor Romanik, to serve as temporary acting Chairman of the Planning Board, in the absence of Chairman Gallaher. Motion by Jared Carll, seconded by Vice-Chair Dupnock. All in favor.

### **ROLL CALL:**

The Secretary conducted roll call. There were six members in attendance. There was a quorum and the meeting proceeded.

### **PRESENT:**

Kristine Garton  
Jared Carll  
Nicholas Makos  
Commissioner Cossaboon (remote attendance)  
Mayor Benjamin Romanik  
Stephen R. Dupnock, Jr., Vice-Chairman

### **ABSENT:**

Robert Gallaher, Jr., Chairman  
Larry Malone

### **PROFESSIONALS:**

Lou Garty, Esq - Solicitor  
Barbara Fegley - City Planner  
Michelle Nothaft – Assistant Engineer  
Dawn Grossman - Secretary

### **ADOPTION OF MINUTES:**

Regular Planning Board Meeting Minutes of November 10, 2025. Motion to approve – Ms. Garton, seconded by Mr. Carll. In favor –Ms. Garton, Mr. Carll, Mr. Makos, Commissioner Cossaboon, Mayor Romanik, and Vice-Chair Dupnock.

**RESOLUTIONS:**

Res #42-2025PB – Cumberland County Board of Education, 3400 College Dr, Block 19, Lot 1.01, reporting its findings and recommendations on a capital improvement project proposed by Cumberland County Board of Vocational Education (technical school) for the proposed expansion of the Career Technology Education Center. Motion by Mr. Makos, seconded by Ms. Garton. In favor - Ms. Garton, Mr. Carll, Mr. Makos, Commissioner Cossaboon, Mayor Romanik, and Vice-Chair Dupnock.

**APPLICATION:**

**#29-2025PB – Salvatore Roggio**  
**800 Wade Blvd.**  
**Block 347 Lot 7**  
**Seeking a Minor Subdivision**

**FOR THE APPLICANT:**

Nathan Van Embden, Esquire  
Salvatore Roggio, Applicant

**PRESENTATION:**

Ms. Garton recused herself from hearing this application, due to a potential conflict.

Nathan Van Embden, Esquire appeared on behalf of the applicant. This application is for a minor subdivision with no variance relief required. The proposed subdivision would create two lots of conforming size, Lot 7, which is 30,327 square feet and 7.01, which is 10,039 square feet. The existing dwelling would remain on Lot 7, creating a conforming proposed Lot 7.01, would be accessible only from Beck Drive.

Mr. Roggio was sworn in and provided testimony confirming the facts as stated by his counsel. Mr. Roggio acknowledged that he had applied to the Planning Board in 2007 for a minor subdivision with Bulk Variance relief but was denied. The current application is for a minor subdivision with no Variance relief requested. The applicant has obtained a letter of approval from the Cumberland County Planning Board, due to the property being located on a County Road. The applicant agreed to having access to the new lot 7.01 only by way of Beck Drive. Mr. Roggio also agreed to meet all the conditions of the City.

**FOR THE CITY:**

Michelle Nothaft  
Barbara Fegley

Ms. Nothaft and Ms. Fegley had concerns about accessibility to the proposed newly created lot, as well as about its odd shape, noting that the Board had denied a subdivision application in 2007. Mr. Van Embden noted that the application is different from the prior application, that no variance relief was required. Ms. Garty noted that since no relief is required, the application is for a “by-right” subdivision and noted that due to the curve of Wade Boulevard, all of the lots in that area have a trapezoid shape. There was a discussion about the ordinance and suggested conditions.

**MOTION ON THE APPLICATION**

Motion on the Minor Subdivision, with conditions. Motion by Nicholas Makos, seconded by Vice-Chair Dupnock.

Jared Carll	No
Nicholas Makos	Yes
Comm Cossaboon	Yes
Mayor Romanik	Yes

Vice-Chair Dupnock Yes  
Vote Tabulation: (4) In favor (1) Opposed (0) Abstained  
Application was approved.

**APPLICATION:**

**#28-2025PB**

**CRP – Phase 1**

**1400 Dividing Creek Rd**

**Block 136 Lot 1**

**Seeking Preliminary and Final Major Site Plan approval,  
with Bulk (C) Variance relief**

**FOR THE APPLICANT:**

Thomas Garlick, Esquire

Dan Sehnal, Engineer

Corey Chase, Traffic Engineer

Tyler Sandlass, Architect

**EXHIBITS:**

A-1 – Aerial Map - 11/10/2025

A-2 – Overall Phasing Plan Rendering – 11/10/2025

A-3 – Overall Site Plan Rendering – 11/10/2025

A-4 – Architectural Conceptual Design Rendering

A-5 – Aerial Design View of Both Warehouses

**PRESENTATION:**

Ms. Garton returned to the dais.

Thomas Garlick, Esquire appeared on behalf of the applicant. This applicant is seeking Preliminary and Final approval of a Major Site Plan for Phase I of the development, which includes 2 warehouses, 1 consisting of 682,000 square feet and 1 consisting of 620,000 square feet, which will include parking, loading bays, storage spaces for trailers, and driveways that will connect to both the County roads, as well as other future Phases of the project. No variances are being requested, other than a sign variance, due to the proposed location of the tenant sign that does not meet the setback requirement. No changes are being proposed to the buildings from the original GDP that was approved but approval to an amendment of the phasing plan was requested.

Dan Sehnal was sworn in and gave testimony. The site was previously subdivided making additional lots 1.04 and 1.05. Lot 1 contains 225 acres. The site for Phase 1 is currently undeveloped with no access to the site under the existing conditions, other than dirt roads. Existing wetlands on the site are located at the boundary line at Lot 1.05. The majority of the site drainage occurs at the wetlands area and ultimately enters the Maurice River.

The overall development plan is shown on Exhibit A-2, focusing on Phase 1 which is located at the eastern portion of the site. Exhibit A-3 shows a magnified version of Phase 1. The proposed Building 1 warehouse is a single story warehouse, having dimensions of 1,000 feet deep x 620 feet wide, with a 55 foot height, totaling 620,000 square feet. Two offices will be located at the southern and western portions of the building, having a square footage of 9,300 square feet each, totaling 18,600 square feet. Building 1 will have 118 loading bays, 58 bays along the western portion and 60 bays along the northeastern portion. A total of 4 drive up ramps will be constructed to provide access to the building. The northeastern portion of

the site, opposite the loading bays, will be equipped with 56 trailer storage spaces and will have 248 passenger vehicle spaces, which includes 10 ADA compliant spaces and 8 electric vehicle charging spaces.

The proposed center warehouse (Building 2), is also a single story, having dimensions of 1,100 feet deep x 620 feet wide with a 55-foot height, totaling 682,000 square feet. There are 2 offices in this building as well, which are located at the southern and western ends of the building, having a square footage of 10,230 square feet, totaling 20,460 square feet. A total of 131 total loading bays are proposed for Building 2, 64 bays on the southwestern location and 67 bays on the northeastern location of the building. Drive up ramps will flank the location of the bays as well. A total of 66 trailer parking spaces will be located opposite the northern loading bays at Building 2. This building will also have 248 passenger vehicle spaces, which includes 10 ADA compliant spaces and 8 electric vehicle charging spaces.

As to access points into the development, there are 2 proposed points. One is from Dividing Creek Rd, which is a County road and would be a “full movement” driveway, which is located in the southern corner of the site. The proposed driveway will be 40 feet in width and the proposed widening of Dividing Creek Rd will have a total of 45 feet wide. The driveway will also be extended from the cul-de-sac on McCafferty Boulevard to accommodate full movement through the entire site.

Each building will be served by a 185-foot-wide truck court, which is the northern side of the buildings. The truck court consists of 69 feet long loading bays, with a 75-foot drive aisle down the center and the truck/trailer parking spaces that are 55 feet in depth. Passenger parking will be located at the northwestern and southeastern sides of each building. There will be a total of 496 vehicle parking spaces located near the office spaces, which are 10 feet wide x 20 feet deep. A total of 36 bicycle parking spaces will be installed as well.

No trash enclosures are proposed as it is customary that warehouses either store the trash inside the building or have a roll off container positioned in one of the loading bays. A 10-foot-wide ADA compliant sidewalk will be installed to give access to the parking lots and the office spaces, as well as landscaping using approximately 1,500 native plants of various colors, textures and sizes.

Impervious coverage for the entire 3 Phase project will consist of an increase of 6,000,000 square feet, which is approximately 64% of the site, where up to 75% is permitted. This calculation includes all pavement coverage. The stormwater design will consist of 7 small scale infiltration basins that will be situated within 4 large scale infiltration basins. A total of 12 pervious pavement basins are proposed as well, which will be located near the parking areas.

As to signage, a 150 square foot sign is proposed with a height of 25 feet, which is the permitted size, however, a variance is requested as to the placement of the sign because it does not meet the setback requirements from the roadway.

Mr. Sehnal explained that the warehouses will have a total of 496 parking spaces, where a minimum of 478 parking spaces is required. The proposed number of loading spaces is 249, where at least 131 loading spaces are required, due to the size of the floor area of the warehouses. The applicant has received confirmation from the utility companies as to both service availability and capability to manage same.

For the lighting plan, 33 aerial lights are proposed for the truck courts and the parking areas, as well as 127 wall mounted LED lights around the perimeter of the building. The design is intended to prevent light spillage outside of the property lines.

Corey Chase was sworn in, accepted as an expert in civil engineering and traffic analysis and provided testimony. The frontage along Dividing Creek Rd will have an additional 12 feet right of way to total a 45 foot half width to Dividing Creek Rd. The road will also be widened to include a dedicated eastbound left turn lane into the proposed driveway. There will be a dedicated westbound thru lane and a dedicated eastbound thru lane as well. There will also be an 11-foot-wide shoulder, in addition to the westbound thru lane. A Traffic Impact Study was prepared to determine detrimental traffic impact. The resulting information showed the traffic impact was acceptable and that traffic would operate safely and efficiently.

Tyler Sandlass was sworn in and gave testimony. The warehouse along Dividing Creek is 1,000 feet in length and 620 feet wide. The second warehouse is also 620 feet wide but is 1,100 feet long. The height of both warehouses is 55 feet. Mr. Sandlass gave an overview of the concept design of the warehouses. Although the final plans have not yet been perfected, the applicant will comply with all requirements of the redevelopment plan. The proposed design of the interior of the warehouses includes 2 office spaces, one at each end of the buildings, due to the unknown requirements of future tenants.

**FOR THE CITY:**

Michelle Nothaft  
Barbara Fegley

Ms. Fegley and Ms. Nothaft raised issues that were not addressed during the applicant’s presentation, to which Mr. Sehnaal and Mr. Chase agreed to make changes to the design to address their comments.

**PUBLIC PORTION:**

Open to public.

Paul Porreca, Millville, New Jersey. Mr. Porreca had concerns about there being 2 warehouses.  
Tamara Davis, Millville, New Jersey. Ms. Davis had concerns about: 1) The proposed 11 foot shoulder not being wide enough to accommodate bicycles, along with truck traffic; 2) No bicycle lanes are proposed inside of the complex on the private roads; 3) Crosswalks/sidewalks should be implemented inside the site; 4) Potential bus stop locations for New Jersey Transit; and 5) Designated employee rest areas for lunches/breaks.

Thomas McGinty, Millville, New Jersey. Mr. McGinty had concerns about drainage where the road widening will occur.

The public portion was closed.

**MOTION ON THE APPLICATION:**

Motion on the Preliminary and Final Major Site Plan, with Bulk (C) Variance relief, with conditions.

Motion by Vice-Chair Dupnock, seconded by Ms. Garton.

Kristine Garton Yes

Jared Carll Yes

Mr. Makos Yes

Comm Cossaboon Yes

Mayor Romanik Yes

Vice-Chair Dupnock Yes

Vote Tabulation: (6) In favor (0) Opposed (0) Abstained

Application was approved.

**APPLICATION:**

**#31-2025PB – The Vault Dispensary**

**901 N. 2<sup>ND</sup> Street**

**Block 290, Lot 1**

**Seeking Preliminary and Final**

**Major Site Plan approval**

**FOR THE APPLICANT:**

Matthew Robinson, Esquire  
Stephen Nardelli, Engineer  
Hugh O' Beirne, Applicant  
Forrest Hull, Applicant

**PRESENTATION:**

Matthew Robinson, Esquire appeared on behalf of the applicant. The subject property is a vacant bank building. The property is located in the Highway Commercial Zone, where retail cannabis is a permissible use.

Stephen Nardelli was sworn in and gave testimony. There are no changes to the site plan. Entrances and exits are located on both F and G Streets. As to parking, 39 spaces currently exist, where only 14 spaces are required. As to lighting, there are freestanding lights throughout the parking lot, which is more than adequate and meets the Ordinance requirements. The landscaping will also be updated. No Variances are being sought.

Hugh O'Beirne, was sworn in and gave testimony. The full licensing is known as a Class 5 Retail Cannabis license, which is currently pending with the State. This applicant is at the Investigative level of its application with the State but has already received a letter of support with the City of Millville Commission. The CRC (Cannabis Regulatory Commission) is heavily involved, on a continual basis, regarding the sale of retail cannabis, as it oversees and regulates all aspects of the retail sales. No exterior changes will be made to the building. However, restoration and beautification are proposed. It is anticipated based on local traffic counts and population density, that The Vault Dispensary can expect a range of 75-150 customers a day. Inventory will be delivered twice a week through a side door considered to be an employee only space, into a secure room. Security cameras will be in place, as well as trained staff. The inventory arrives prepared for sale in its own individual, child proof containers and remains in a secure vault until the sale takes place. There are no displays inside the store lobby containing cannabis. Security will also be placed in the interior of the building, checking identification as customers enter. Security cameras will also be placed inside the building, with the CRC having access to the camera feed. Although cash is accepted for payment, most purchases are made by debit card. In store cash pickups will be arranged twice a week for by the bank. As to signage, the existing sizes of signs and the current locations will be used. There are no current plans regarding expansion. The drive-thru window located against the building will be used for product pick ups, however, drive thru usage is only for pre-paid orders. The applicant has agreed to comply with all requirements of the CRC, as well as the City of Millville.

Forrest Hull was sworn in and gave testimony. As to the daily operations of the business, the total number of employees will depend upon volume. Initially, 15-25 employees are proposed. There will be two shifts, having the proposed hours of operation, 10:00 a.m. to 10:00 p.m. Monday through Sunday. No onsite consumption will be permitted. Items proposed to be sold at this dispensary include items regulated by the CRC. If all approvals are obtained, the projected timeline for opening would be 6 months.

**FOR THE CITY:**

Michelle Nothaft  
Barbara Fegley

**PUBLIC PORTION:**

Open to public.

Tamara Davis, Millville, New Jersey. Ms. Davis had concerns about product delivery, drive thru usage and basement usage.

Paul Porreca, Millville, New Jersey. Mr. Porreca had concerns about foot traffic, as well as loitering concerns.

Manpreet Singh, 815 North High St, Millville, New Jersey, had questions regarding what products are proposed to be sold.

The public portion was closed.

### **MOTION ON THE APPLICATION**

Motion on the Preliminary and Final Major Site Plan, with conditions. Motion by Jared Carll, seconded by Ms. Garton.

Kristine Garton Yes

Jared Carll Yes

Nicholas Makos Yes

Comm Cossaboon Yes

Mayor Romanik Yes

Vice-Chair Dupnock Yes

Vote Tabulation: (6) In favor (0) Opposed (0) Abstained

Application was approved.

### **MISCELLANEOUS:**

Commissioner Cossaboon was excused for the remainder of the meeting.

### **APPLICATION:**

Millville Alley Properties

**(Four Seasons at Millville, Phase 3)**

Buckshutem and Hogbin Roads

Block 52, Lots 110 & 115

seeking an extension of the Amended Final Major Subdivision approval.

This was an administrative matter in which no appearance was required by the Applicant and no notice was required. The Board received the request from the Applicant's counsel for the extension of time to record the Subdivision which is based upon the fact that there were delays relating to obtaining required governmental documents. The Applicant is requesting an extension of the time to record the Subdivision until March 31, 2026. The Solicitor stated her opinion that the requirement to demonstrate good cause for the extension has been met.

### **MOTION ON THE APPLICATION**

Motion on the extension to record the Subdivision. Motion by Nicholas Makos, seconded by Vice-Chair Dupnock.

Kristine Garton Yes

Jared Carll Yes

Nicholas Makos Yes

Mayor Romanik Yes

Vice-Chair Dupnock Yes

Vote Tabulation: (5) In favor (0) Opposed (0) Abstained

Extension was approved.

### **OTHER BUSINESS**

Res #43-2025PB – Millville Alley Properties (Four Seasons at Millville, Phase 3), Buckshutem and Hogbin Roads, Block 52, Lots 110 & 115, approving an extension of the Amended Final Major Subdivision approval. Motion by Vice-Chair Dupnock, seconded by Mr. Carll. In Favor – Ms. Garton, Mr. Carll, Mr. Makos, Mayor Romanik, Vice-Chair Dupnock.

Proposed 2026 Planning Board Meeting Dates. Motion by Vice-Chair Dupnock, seconded by Ms. Garton. In favor - Ms. Garton, Mr. Carll, Mr. Makos, Mayor Romanik, Vice-Chair Dupnock.

**PUBLIC COMMENT:**

**ADJOURNMENT**

The meeting was adjourned at 9:30 p.m.

Respectfully submitted,

Dawn Grossman  
Planning Board Secretary