

**Resolution of the
City of Millville Planning Board**

Application No. 29-2025PB

RESOLUTION NO. 44-2025PB

WHEREAS, the Applicant, Salvatore Roggio, submitted an Application to the City of Millville Planning Board seeking approval of a Minor Subdivision with respect to the property identified on the Municipal Tax Map of the City of Millville as Block 347, Lot 7, which is more commonly known as 800 N. Wade Boulevard; and

WHEREAS, the lot is currently developed with a single-family home on the lot; and

WHEREAS, the site is located in the MDR (Medium Density Residential) zone; and

WHEREAS, with respect to the completeness of the Application submissions, the Board's Engineer and Planner recommended that the Application be deemed complete for review. Based upon the submissions and the recommendation of the Board's professional consultants, the Board voted affirmatively to deem the Application complete; and

WHEREAS, the Application was considered by the Board at a hearing conducted on December 8, 2025, during which the following documents and submissions were presented:

Submissions and Testimony of Record at the Hearing. In reaching its decision, the Board relied on the submissions, Exhibits, and witness testimony identified below:

a. *The Applicant's submissions:*

- Transmittal Letter, prepared by Nathan Van Embden, Esq, dated October 6, 2025
- City of Millville Development Application Form, dated October 3, 2025
- Development Application Checklist
- Minor Subdivision Plan, prepared by David R. Bernard, PLS, for Bernard Surveying, LLC, dated July 22, 2024, last revised April 22, 2025
- Professional Contact Information
- Request For New Lot Number from Tax Assessor
- Disclosure Statement, Escrow Agreement, W-9 form, 200 Foot List from Tax assessor

b. *Reports from Board professionals and staff:*

Engineering and Planning review dated December 1, 2025

- c. *Exhibits:* The following Exhibits were marked at the hearing and entered into evidence: None marked.

d. *Testimony:*

The Applicant's counsel, Nathan van Embden, Esq., presented the Application on behalf of the Applicant, Salvatore Roggio, and provided a summary of the relief sought in the Application, namely approval of the proposed Minor Subdivision, which does not require bulk variance relief as the resulting lots conform with the minimum lot sizes for the zone. Mr. van Embden stated that the existing house will remain on the main lot. He described the anticipated development of a single-family house on the newly created lot which would be oriented towards the cul-de-sac, that access to the new lot would be accomplished through the cul-de-sac, not from Wade Boulevard. He reiterated that no bulk variance relief is sought and that the City had vacated a portion of the cul-de-sac at the end of Beck Drive through which access to the newly created lot is proposed.

Salvatore Roggio was sworn and provided testimony in which he confirmed the accuracy of the representations made by Mr. van Embden. He testified that he had reviewed the memo by the Engineering Department and agreed to the conditions as stated. He testified that the Application has been presented to and approved by the Cumberland County Planning Board. He testified that he agreed to the restriction that any building has to be oriented towards the cul-de-sac and that the lot would not gain access through Wade Boulevard. He acknowledged that no bulk variance relief was sought or granted so that any building constructed on the site would have to comply with the setback and other Code requirements. The Solicitor noted that any market rate housing constructed on the site would be subject to the Affordable Housing fee of 1.5% of the equalized, assessed value of the improvements installed. The lot numbers must be approved or assigned by the City's Tax Assessor.

e. *Public comment.* None.

f. *Comments by the Board's Professional consultants:*

Ms. Nothaft provided the history of the parcel, noting the prior Board action denying a Subdivision Application due to the irregular shape, that the setback required relief and that the building envelope would be restricted to south part of the parcel. She testified that the proposed Subdivision creates a triangular, irregularly shaped lot, which is not ideal under the City's Code provisions on subdivisions. She noted that the new lot would only have 3.9 ft. for access to Lot 8.

Ms. Fegley noted that the property is an oddly shaped lot and noted that a prior Application for Subdivision was denied due to the fact that the proposed plan required bulk variance relief.

There was a discussion noting that Wade Boulevard is arched in that area so many of the adjacent lots have more of a trapezoid shape as opposed to a rectangular shape, which is preferable. It was noted again that since no bulk variance relief is sought or necessary, the Subdivision is a by-right Application, and it is up to the Applicant to convince a buyer to purchase a house on an oddly shaped lot. There was a discussion about the triangular shaped area and it was noted that any future owner will have to maintain it.

g. *Specific conditions agreed to by the Applicant at the hearing:* The Applicant agreed to the following revisions to the design plan and the following conditions for approval, all of which were material to the Board's determination:

1. As a condition of approval, the Applicant is required to make all changes to the plot plan and/or Subdivision documents to be submitted and filed consistent with the Engineering and Planning Review letter dated December 1, 2025, including correcting the Zoning district table and submitting an individual Lot Grading Plan showing any and all proposed construction and all improvements with details including depressed curbs, driveway aprons, lot drainage and water and sewer connections, which shall meet all building code, stormwater, and City ordinances.

2. As a condition of approval, the legal descriptions and form of the Deed to be recorded to accomplish the Minor Subdivision are to be submitted to the Board's Planner, Engineer and Solicitor for review and approval.

3. As a condition of approval, the Applicant agreed that application may be subject to review and approval by the following outside agencies including but not limited to the Cumberland County Soil and Water Conservation District, City of Millville Department of Public Works and the Cumberland County Planning Board.

4. As a condition of approval, the proposed block and lot numbers shall be assigned or approved by the Township's Tax Assessor.

5. If the Subdivision requires the reconfiguration or changes to the Township's Tax map and/or formulation of a new Tax map, the Applicant will incur and reimburse the Township for the cost of such revisions as may be required by the City's Code.

6. As a condition of approval, the Applicant acknowledged that it will be required to obtain all required approvals, make all required revisions and add information or notes to final drawings or plans and obtain required approvals, and must conform with all other Code requirements and pay all required fees for permits, inspections, assessments, and property taxes.

7. In the event that the newly created lot is developed with the construction of new, residential improvement of market rate housing, under the applicable City Ordinance and State statute, the Applicant will be required to make a contribution to the City's Affordable Housing Trust Fund in the amount of 1.5% of the equalized, assessed value of the improvements made.

8. These specific conditions of approval, and any additional conditions of approval shall be binding upon the Applicant, the owner, and any successors and/or assigns of them.

Findings; Determination.

1. The Applicant, Salvatore Roggio, filed an Application seeking a Minor Subdivision for the property identified on the Official Tax Map of the City of Millville as Block 347, Lot 7, which is more commonly known as 800 N. Wade Boulevard.

2. The property is located in the MDR (Medium Density Residential District) zone.

3. At the hearing on the Application on December 8, 2025, the Board voted affirmatively to deem that the Applicant's submissions were complete.

4. Ms. Garton recused herself from participating in the Application. The Applicant consented to one Board member participating remotely.

5. The Applicant presented competent testimony as to the burden of proof for granting the proposed Subdivision which is to be accomplished by filing the requisite Deed plan.

6. The Applicant presented competent testimony as to the burden of proof for granting the proposed Subdivision which is to be accomplished by filing the requisite Deed, subject to the conditions as stated at the hearing and incorporated herein.

NOW, THEREFORE, BE IT RESOLVED that based upon the record as summarized herein and the findings by the City of Millville Planning Board that the Application of Salvatore Roggio, seeking approval of Minor Subdivision for the property identified on the Official Tax Map of the City of Millville as Block 347, Lot 7, which is more commonly known as 800 N. Wade Boulevard is hereby **GRANTED** subject to the following specific conditions as set forth on the record at the hearing and as summarized herein:

1. The Applicant agrees to satisfy the conditions outlined within the Board Professionals' review letters as described herein, unless otherwise satisfied through testimony or modified during the hearing and as set forth in Section 1g (#1-8).

2. The Applicant agreed to comply with all other usual and customary conditions as may be required by the Board, with respect to required approvals by other agencies with jurisdiction, payment of all required fees, submission of plans and timely payment of escrows.

3. As a condition of approval, the Applicant acknowledged that it will be required to obtain all required approvals, make all required revisions and add information or notes to final drawings or plans and obtain required approvals, and must conform with all other Code requirements and pay all required fees for permits, inspections, assessments, and property taxes.

4. The Applicant has submitted certain plans, drawings, rules, depictions, written summaries, concept plans, surveys, elevation plans and other tangible things or documents that were accepted by the Planning Board as part of its Application. Further, its representatives and/or witnesses have made certain representations, provided testimony, the agreed upon modifications to the plans, drawings and/or other features, all of which were made at the public hearings and all of which have been relied upon by the Planning Board in making its findings and determinations. Should there be any material deviation from said documents, plans, representations, agreements made, the testimony presented, the modifications to be made, modifications agreed to or modifications to any of the conditions contained herein and/or otherwise agreed to, then the failure to comply with those representations, changes and/or agreements shall be deemed a violation of the approvals granted and the Planning Board may, upon notice to the Applicant and an opportunity to be heard, elect to rescind its approval.

5. As a condition to this approval applicant is required to comply with its fees for inspections and the escrow agreement, if any, with the City of Millville for the payment of the Board's professional consultants. No plan shall be processed, no Deeds and/or plats shall be signed, no permits shall be issued, and no certificate of occupancy shall be granted unless and until all outstanding professional fees and taxes are paid, including any applicable Affordable Housing contributions, and an appropriate escrow deposit created to pay for future sums due. The Applicant agrees to promptly pay any professional staff fees billed, in excess of the required application escrows, or file a written protest with the City Business Administrator within seven (7) days of receipt of a final voucher from the City.

6. Any improvement(s) to be constructed as a result of the Board approving this application shall be constructed and operated in full compliance with the Uniform Construction Code, the Code, the Revised Statutes of the State of New Jersey, and any other applicable state, county, and/or federal law. The Applicant/owner is responsible for obtaining all zoning and/or building permits and approvals necessary to construct the project/development and the various

improvements, including any permits for the erection of a sign. The Applicant shall obtain all required approvals from any other county, state, or municipal agency having jurisdiction over the application.

7. These General Conditions of Approval, and any additional conditions of approval, if any, shall be binding upon the applicant, the owner, and any successors and/or assigns of them.

ROLL CALL

MEMBER	Motion	2nd	YEA	NAY	ABSENT	RECUSED
Stephen R. Dupnock						
Mayor Dan Dixon						
Commissioner Carole Cossaboon						
Kristine Garton						
Larry Malone						
Jared Carll						
Nicholas Makos						
Vacant, Class IV						
Vacant, Class IV						
Vacant, Alt. I						
Vacant, Alt. II						

CERTIFICATION

I, Dawn Grossman, Secretary of the Planning Board for the City of Millville, Cumberland County and State of New Jersey, do hereby certify that the foregoing is a true and correct copy of a findings and determination of the Board for this Application heard at its meeting held at the City Hall, 12 S. High Street in Millville, NJ 08332 on the 8th day of December, 2025 as memorialized by the Resolution adopted by the Board at its meeting held on January 12, 2026.

DAWN GROSSMAN, SECRETARY
CITY OF MILLVILLE PLANNING BOARD

, CHAIRPERSON