

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

Application No. 07-2025PB

RESOLUTION NO. 45-2025PB

WHEREAS, CRP Development Urban Renewal, LLC, submitted an Application to the City of Millville Planning Board seeking Preliminary and Final Major Site Plan approval with bulk variance relief as to the setback for the proposed sign for Phase 1 (previously Phase 2 under the GDP), and to approve an amendment to the General Development Plan (“GDP”) to revise the phasing plan to switch original Phases 1 and 2 in terms of timing, for the development of a warehouse distribution center and hotel on the property identified on the Official Tax Map for the City of Millville as Block 136, Lot 1, which is more commonly known as 1400 Dividing Creek Road; and

WHEREAS, the site is located in the Airport Enterprise (AE District) zone; and

WHEREAS, the site is also located in the James R. Hurley Industrial Park Redevelopment Area (“Redevelopment Area”) and subject to the James R. Hurley Industrial Park Redevelopment Plan (“Redevelopment Plan”); 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 in the course of one session which occurred on December 8, 2025, for which proper notice was provided by the Applicant, as required by the Municipal Land Use Law (“MLUL”), during which the following documents and submissions were presented:

1. **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 Thomas S. Garlick, dated October 2, 2025
- City of Millville Development Application Form, dated October 1, 2025
- City of Millville Planning Board Application Checklist
- Plat and Plan Conformity Details, dated October 1, 2025
- Architectural Drawings of Warehouse 1, prepared by William S. Mandara, for Mancini Duffy Architecture, Planning, Interiors, Inc., dated October 1, 2025, consisting of 7 sheets

- Architectural Drawings of Warehouse 2, prepared by William S. Mandara, for Mancini Duffy Architecture, Planning, Interiors, Inc., dated October 1, 2025, consisting of 7 sheets
- Preliminary and Final Major Site Plan Set, prepared by Joshua Sewald, PE for Dynamic Engineering Consultants, PC, dated September 30, 2025, consisting of 52 sheets
- Roadway Widening Plans, prepared by Kevin M. Savage, PE of Dynamic Traffic LLC, dated September 30, 2025, consisting of 28 sheets
- Boundary and Topographic Survey, prepared by Craig Black, PLS for Dynamic Survey, LLC, dated May 16, 2023, last revised March 25, 2025, consisting of 38 sheets
- Stormwater Management Summary, prepared by Joshua M. Sewald, PE for Dynamic Engineering Consultants, PC, dated September 2025
- Stormwater Management Facilities Operation and Maintenance Manual, prepared by Joshua M. Sewald, PE for Dynamic Engineering Consultants, PC, dated September 2025
- Traffic Impact Study, prepared by Corey Chase, PE and Kevin Savage, PE PTOE, for Dynamic Traffic, dated January 7, 2024
- Environmental Impact Study, prepared by Joshua M. Sewald, PE for Dynamic Traffic, dated January 2025, revised September 2025
- Disclosure Statement, Escrow Agreement, W-9 form and Professional Contact Information

b. *Reports from the Board's professionals and staff:*

- Engineering and Planning Report, prepared by the City of Millville, revised date December 1, 2025
- Traffic Engineering and Stormwater Management Report, prepared by Zachary M. Jordan, PE, CME, CFM or CME Associates, dated December 3, 2025

c. *Exhibits:*

Exhibit A-1: Aerial map (Sheet 1 of 1, dated 11-10-2025)

Exhibit A-2: Overall phasing Plan rendering (Sheet 1 of 1, dated 11-10-2025)

Exhibit A-3: Overall Site Plan (11-10-2025)

Exhibit A-4: Design renderings (façade view from Dividing Creek Road)

Exhibit A-5: Aerial View of the 2 proposed buildings

d. *Testimony and comments by the Applicant's professional consultants:*

The Applicant's counsel, Thomas Garlick, Esq. of Murphy Schiller & Wilkes LLP, provided a summary of the Application which seeks Preliminary and Final Major Site Plan approval and bulk variance relief as to the setback for the proposed signage. The Applicant also seeks approval of an amendment to the GDP to approve the revised phasing plan, which would switch the original proposed Phases 1 and 2, with the Applicant proceeding with the original Phase 2 now as Phase 1. The Applicant seeks to develop the site as a warehouse facility complex. The

site will also include the development of a hotel building in Phase 3 (to remain the same phase), consistent with the provisions of the GDP. He noted that the proposed sign meets the dimensional requirements but that relief is requested from the setback requirements of the Redevelopment Plan.

i. Dan Sehnal, P. E., of Dynamic Engineering, was sworn and accepted as an expert in civil engineering and site design. Mr. Sehnal provided orientation of the site by referring to Exhibit A-1, the aerial map of the site, describing the and provided orientation of the site, described the streets bordering the site and the various uses on the adjacent properties. He confirmed that the County had previously accepted the plat of the subdivision for recording and perfecting. Mr. Sehnal described the current conditions, identified the rough location of the delineated Wetlands and indicated that the developer is awaiting the Letter Of Interpretation from NJ DEP.

Mr. Sehnal testified describing the proposed phasing for the construction of the warehouses and the order of development and identified and marked Exhibit A-2, the phasing plan rendering as well as Exhibit A-3, overall Site Plan.

Mr. Sehnal also explained that the sign was located where proposed for safety purposes as the present location would allow drivers along Dividing Creek to easily identify future tenants at the site near the driveway access.

ii. Corey M. Chase, P.E., was sworn and accepted as an expert in civil engineering with expertise in traffic analysis and design. Mr. Chase testified that the warehouse is what is considered a “speculative design” which is the development process for approximately 98% of the warehouses constructed in NJ, because there is no “typical tenant” design as each warehouse tenant has different operations and different needs to be accommodated. Mr. Chase described the prior traffic study, the circulation for the site, the status of the application to the Cumberland County Planning Board, and the discussions for the proposed road widening, the design providing an eastbound left turn lane and an 11 ft. shoulder along entire frontage with dedicated eastbound and westbound lanes. He reviewed whether there will be any impact, based upon ITE standards for warehouses. Described the trip generation aspect, peak hour traffic for passenger vehicles and truck traffic as it relates to potential impact; would have about 1 truck entering every minute, so would not have an impact on roadways or traffic. Mr. Chase described the “pre-build” and “post-build” analysis and the level of service during peak hours and testified that based upon the data reviewed, it is his opinion that the site will operate safely and efficiently. He testified that he also analyzed Phases 2 (originally Phase 1) and 3 as to their potential impacts and similarly found that there would be no negative impact on traffic for the area. He testified that he reviewed the ITE standards for parking requirements and that the site meets the standards so that he believes that the site will have sufficient parking but not be excessive so as to construct greater impervious coverage than is necessary.

iii. Tyler Sandlass, NJ Architect of the Mancini Firm, was sworn and testified that he is licensed in NJ, has been accepted before other Planning boards as an expert in architectural design and was accepted by the Board as an expert in architectural design. He identified and described Exhibit A-4, the design renderings of the building façade view from Dividing Creek Road and

described the design and how the façade treatments could break up the mass of these large buildings. He identified and referred to Exhibit A-5, an aerial View of the proposed buildings.

There was a comment by Ms. Fegley who noted that the Redevelopment Plan requires features so that the building does not have the appearance of a massive wall. Mr. Sandlass responded that they can divide the space from the office area and will otherwise comply with the Redevelopment Plan's design standards to prevent a large, very long building. He responded that the buildings are 55 ft. high which complies with the Redevelopment Area standards, noting that the buildings could house one tenant or could be divided into sections with two different tenants. He agreed to provide the Planner with revised architectural drawings to demonstrate that the design for the buildings complies with the Redevelopment Area's design standards.

e. Public comment:

1. Paul Porreca of Millville commented about having two buildings. The developer responded that the amount of development is based upon the demands of the market.

2. Tamara Davis of Millville commented about the bike lanes and suggested that the design should include a dedicated bike lane and access. She commented about what she sees as a need for internal sidewalks and crosswalks for pedestrian safety. She asked whether the developer had engaged in a discussion with NJ Transit for having a bus stop near this location for the workers. Mr. Chase responded that the developer can speak with NJ Transit, but that their decision on a bus stop is based upon projected ridership. He responded that sidewalks are provided next to the buildings and in the passage corridors for pedestrians. Ms. Davis asked about the features in the exterior for employee areas. Mr. Sehnal responded that the specific site features are based upon the tenant's request.

3. Tom McGinty of Millville asked about improvements to the width of the roadway which is sandy and not improved and whether additional impervious surface will be installed which he is concerned may affect stormwater and drainage design.

f. Comments by the Board's Professional consultants:

With respect to the engineering testimony, Ms. Fegley asked whether the NJ DEP agreed to the Wetlands delineation as noted in the submissions and noted that the Developer is required to comply with the required buffer and noted the LOI is taking a long time to get approved. She asked about the number of storage spaces and the Developer responded that they are for trailer parking pending the reloading of the trucks. She asked about the 6 ft. fence with fabric around the basin. Mr. Sehnal responded that the Applicant prefers that design as it provides greater safety than a split rail fence and that it would only be wet after rain. She asked for clarification of the lighting proposed. Mr. Sehnal responded that the light source will not be visible unless one is standing directly underneath the light. The Developer agreed to review the landscaping next to the residential area but noted that it is to be installed during another phase of the project.

There was a discussion about the landscaping proposed, the Applicant confirmed that an irrigation system is not proposed and acknowledged that they would have to provide a 2-year replacement guarantee as required by the City's Ordinance. The Developer also acknowledged

that they will be required to comply with City's tree removal Ordinance. The developer agreed to review the landscaping design with Ms. Fegley and make changes per her suggestions.

Ms. Nothaft asked about the status of outside agency approvals required and reviewed the Engineering comments in the memo submitted as well as the comments on traffic and stormwater submitted by CME on its report from pages 8-11.

Ms. Nothaft noted that the development will have an additional area of disturbance which will necessitate obtaining fill from an adjacent site as part of the grading plan. There was a discussion that the developer will capture the stormwater or install a temporary system pending completion and will work with the City's Engineers to have a Stormwater Management system in place for Phase I of the development. Mr. Sehnal agreed that the Applicant will make revisions to comply with the comments in CME's report regarding Stormwater Management and will be able to demonstrate that its system design will work.

With respect to the traffic engineering testimony, Ms. Nothaft noted that CME, the Board's Engineer, had made several comments relating to traffic. Mr. Chase testified that the Applicant agreed to comply with the comments in the review letter, will provide point by point response, and will provide an updated study at the point of 75% occupancy.

Ms. Fegley asked about relief required and Mr. Chase confirmed that no variances or waivers are required for the site, other than for the signage. Mr. Chase noted that the design does not provide a dedicated bike lane but that his opinion is that the shoulders are wide enough to accommodate bike riders with vehicular traffic and noted that the County Planning Board only suggested an 11 ft. wide shoulder.

There was a discussion that the proposed use of the site is for a new, non-residential improvement to the property such that under the applicable City Ordinance and State statute, the Applicant is required to make a contribution to the City's Affordable Housing Trust Fund in the amount of 2.5% of the equalized, assessed value of the improvements made consistent with state statute and the procedure specified in the City of Millville's Ordinance Article XXV.

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 Developer is required to ensure compliance with the NJ DEP Freshwater Wetlands findings or Letter of Interpretation as to the presence and boundaries of delineated Wetlands so as to comply with applicable restrictions and/or requirements.
2. As a condition of approval, the Developer is required to demonstrate that the design of its Stormwater management plan will achieve the required level of drainage and ability to manage stormwater for the site without impacting the site or adjacent properties.
3. As a condition of approval, the Developer's Stormwater management design must comply with the State's new stormwater regulations and will record the stormwater management Plan with a Deed restriction providing that the obligation for the Stormwater Maintenance Plan is a perpetual obligation which runs with the ownership of the land.

4. As a condition of approval, the Developer is required to comply with the Board's Engineer's comments as to the stormwater management Plan design as well as the stormwater Maintenance Plan and is required to file the maintenance records or reports as required by the regulations and/or local Ordinance.

5. As a condition of approval, the Developer is required to comply with the conditions or standards established by the Soil Sediment Control Commission as well as applicable State, County or local requirements of the City's Code with respect to Soil Sediment control.

6. As a condition of approval, the Developer is required to comply with Fire Official's comments.

7. As a condition of approval, the Developer is required to obtain State approval for the utility service, including PWSE.

8. As a condition of approval, the Developer is required to obtain the approval of the City's Treatment Works Engineer and NJ DEP Treatment Works approval.

9. As a condition of approval, the Developer is required to ensure that the LED lighting system will operate with a "full cut off" feature so that there is no illumination over the site's property line.

10. As a condition of approval, the Developer is required to make all changes to the Final Major Site Plan and General Development Plan documents submitted consistent with the Engineering and Planning Review letter dated December 1, 2025.

11. The proposed development is for new, non-residential improvements such that under the applicable City Ordinance and State statute, at a future date, the Applicant will be required to contribute to the City's Affordable Housing Trust Fund in the amount of 2.5% of the equalized, assessed value of the improvements made.

12. As the Developer does not propose to install an irrigation system for the landscaping to be installed, as a condition of approval, the Developer is required to provide a 2-year guarantee for all landscaping installed, consistent with the City's Ordinance.

13. As a condition of approval, the Developer is required to comply with the City's tree removal Ordinance.

14. As a condition of approval, the Developer agreed to review and revise the proposed landscaping design next to the residential area which would be part of a later Phase by working with the Board's Professional Planner and will revise the landscaping design with the final plans to be submitted, but Applicant shall not be required to install the revised landscaping until such time Applicant commences construction of that respective Phase.

15. As a condition of approval, the Developer will provide the Board's Planner with revised architectural drawings to demonstrate that the design for the buildings complies with the Redevelopment Area's design standards.

16. As a condition of approval, the Developer agreed to comply with the comments in the Engineering review letter by CME, agreed to provide a point-by-point response, and will provide an updated traffic study when the site attains 75% occupancy.

17. It was noted that the development will have an additional area of disturbance which will necessitate obtaining fill from an adjacent site as part of the grading plan. As a condition of approval, the Developer is required to capture the stormwater or install a temporary system pending completion and is required to work with the City's Engineers to have a Stormwater Management system in place for Phase I of the development.

18. As a condition of approval, the Developer will be required to comply with the City's Ordinances and obtain all required permits for the proposed construction and to pass all inspections of the construction.

Findings; Determination.

1. The Applicant, CRP Development Urban Renewal, LLC, submitted an Application seeking Preliminary and Final Major Site Plan approval with bulk variance relief as to the setback for the proposed sign for Phase 1 (previously Phase 2 under the GDP), and to approve an amendment to the General Development Plan ("GDP") to revise the phasing plan to switch original Phases 1 and 2 in terms of timing, for the development of a warehouse distribution center and hotel on the property identified on the Official Tax Map for the City of Millville as Block 136, Lot 1, which is more commonly known as 1400 Dividing Creek Road.

2. The site is located in the Airport Enterprise (AE District) zone.

3. The site is subject to the design and bulk standards of the James R. Hurley Industrial Park Redevelopment Plan.

4. The Board deemed the Application complete by affirmative vote of the Board.

5. The Application was presented during the course of one session which occurred on December 8, 2025.

6. The Board reviewed the documents submitted by the Applicant, heard the testimony presented and found that the Applicant presented credible and persuasive evidence for the Board to find that the Applicant met the burden of proof for the approval of the Preliminary and Final Major Site Plan and also met the burden for approving the proposed revision to the General Development Plan to allow the revised phasing of the development project.

7. The Board reviewed the documents submitted by the Applicant, heard the testimony presented and found that the Applicant presented credible and persuasive evidence for the Board to find that the Applicant met the burden of proof for granting the request for bulk variance relief as to the setback requirements for the sign to permit the monument sign to be installed with a setback of 40 ft. where 150 ft. is required under the Redevelopment Area standards.

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 CRP Development Urban Renewal, LLC, for Preliminary and Final Major Site Plan approval as to the property identified on the Official Tax Map of the City of Millville as Block 136, Lot 1, which is more commonly known as 1400 Dividing Creek Road is hereby **GRANTED**; and

BE IT FURTHER RESOLVED that based upon the record as summarized herein and the findings by the City of Millville Planning Board that the Application of CRP Development Urban Renewal, LLC, for approval of the request for bulk variance relief as to the setback for the proposed sign is hereby **GRANTED** so as to permit the sign to be setback a distance of 40 ft. where a 150 ft. setback is required; and

BE IT FURTHER RESOLVED that based upon the record as summarized herein and the findings by the City of Millville Planning Board that the Application of CRP Development Urban Renewal, LLC, for approval of the amendment of the General Development Plan to approve the

revision to the phasing of the development to switch original Phases 1 and 2 is hereby **GRANTED**; and

BE IT FURTHER RESOLVED that the approvals and bulk variance relief granted are the subject to the following specific conditions as set forth on the record at the hearing and as summarized herein and is also subject to the following specific conditions:

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 (#1-18).

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, agreed to modifications to the plans, drawing and other features, all of which were made at the public hearing on the Application, 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 of this approval, the Developer 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 certificate of occupancy shall be granted, and no permit issued unless and until all outstanding professional fees and taxes are paid, including the Affordable Housing contributions as due pursuant to state statutory requirements and/or the City of Millville Ordinance, 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, including, to the extent applicable: (a) the Cumberland County Soil and Water

Conservation District; (b) City of Millville Department of Public Works; (c) Cumberland County Health Department; (d) Cumberland County Planning Board; (e) NJDEP; and (f) City of Millville Sewer Department and/or Treatment Works Approval.

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 the Resolution adopted by the said Board at a meeting held at the City Hall, 12 S. High Street in Millville, NJ 08332 on the 8th day December, 2025 as memorialized by the Resolution adopted by the Planning Board at its meeting held on January 12, 2026.

 DAWN GROSSMAN, SECRETARY
 CITY OF MILLVILLE PLANNING BOARD

 , CHAIRPERSON