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March 3, 2008

Mr. Nathan VanEmbden
25 E. Main Street
Millville, NJ 08332

RE: Kevin Reed Application

Dear Nathan,

I wanted to provide some explanation of the Kevin Reed application that is coming before the board March 6, 2008. Kevin owns a number of industrial buildings in various areas of the city that are multi-tenant buildings. These buildings not only have a number of tenants, but the tenant mix is very diverse. Some of the spaces are used for manufacturing, others for strictly professional or office use, and some are storage/distribution uses.

When Kevin has come in to obtain a zoning permit for a new tenant/new use, the zoning officer, Wayne Caregnato, has denied some of them due to the nature of the use. Our industrial zoning districts are very dated, and the I-I zone particularly, focuses on manufacturing uses which had been predominate years ago. Therefore you would find in this zone the manufacture of pharmaceuticals permitted, but it does not speak to the packaging or distribution of same.

The multiple tenants are not the issue with these buildings- it is the limited list of permitted uses in the industrial zone which makes some of the potential tenants out of compliance. To address this we need to do some study of our zoning districts and really update the permitted and conditional uses. However, in the interim, one solution we proposed was to have Mr. Reed submit a modified site plan of his buildings, and then have the individual

buildings permitted for a mix of commercial, professional, and industrial uses. That way, while we amend the ordinance, Mr. Reed would not jeopardize his ability to attract new tenants and new businesses to Millville.

This is a bit of a hybrid application, so I asked Kevin to submit drawings of each of his buildings and to request the mix of uses for them. Several businesses have been in the space for a while, but going forward this would enable Kevin to obtain the necessary zoning permits for new businesses. It would make clear the process that would need to be adhered to and the city could be consistent in implementing it. We would not be battling over the types of uses going into these buildings-they would be established by resolution and the zoning permits could then be granted. I did not ask Kevin to complete any of the impact studies that we on occasion request- these are all operating buildings with existing traffic and employees and ample parking.

I hope this clarifies the application coming forward for Mr. Reed. Please let me know if you have any questions.

Sincerely,

Kim Warker
Planning Director