

ZONING BOARD APPLICATION REVIEW

TO: ZONING BOARD MEMBERS

FROM: CITY STAFF

DATE: December 5, 2007

APPLICANT: Oak Glenn Properties, LLC

1308 Goldfinch Lane

Millville, NJ 08332

OWNER: Zeb Spira

APPLICANTS ATTORNEY: Phillip VanEmbden, Esquire

LOCATION: 1301 N. Tenth Street

BLOCK: 265 LOT 5

APPLICATION TYPE: "D VARIANCE"

ZONING: I-1 General Industry District

The applicant is requesting a "Use Variance" to convert the above referenced property in the I-1 General Industry District.

The property consist of approximately 4.9 acres of ground with 340 feet of road frontage on North Tenth Street. The property is occupied by a one story masonry and metal industrial type building being of some dimension that is not listed on the plans submitted.

The applicant is seeking a variance or variances to be allowed to lease or rent parts of the buildings for mixed and or different uses. It is not clear from the plans submitted for this application what portion of the building is intended to be used for this purpose.

The plans submitted with the application were generated for other purposes in another time period and may only give a general idea of what the property in question might look like at this point in time.

If it is the Zoning Boards decision to grant the requested "D Variance" for the property in question, the applicant should be required to return with a "Formal Site Plan" so that consideration of, on-site parking, traffic flow, storm water drainage, lighting, fire protection and etc may be addressed and insured to be in conformance with the design standards of Chapter 30 of the Land Use and Development regulations of the City of Millville.