



TOWN OF MILLVILLE

Planning & Zoning (P&Z) Commission Meeting Minutes July 13, 2023 @ 7:00 p.m.

1. **Call Meeting to Order:** P&Z Chairman Pat Plocek called the meeting to order at 7:00 p.m. with the Pledge of Allegiance. **Present:** Commissioners Michael Burgo; Marshall Gevinson; Town Manager Deborah Botchie, GMB Representative Andrew Lyons, Jr., and Assistant Town Manager Eileen Scerra. Tim Roe and Cathy Scheck were absent.
2. **Approval of Meeting Minutes**
 - A. **June 8, 2023, Planning & Zoning Meeting Minutes**
A motion by Mr. Burgo to accept the minutes of June 3, 2023, was made. The motion was seconded by Mr. Gevinson. Motion carried 3-0.
3. **Citizens Privilege:** None.
4. **New Business**
 - A. *Review, discuss and possible vote on a recommendation to Town Council a Revision to approved Site Plan submitted by Plitko LLC, on behalf of Timbuktu, LLC for the proposed building addition on the Atlantic Auto Property. The proposed site is located at 35282 Atlantic Avenue, Tax Map Parcel 134-12.00-352.00, and zoned C-1 Town Center Commercial.*

Mr. Ray Blakeney of Plitko, LLC presented the site plan and gave a detailed description of the commercial building. Mr. Plocek inquired about the storage shed and Mr. Blakeney advised that he spoke to Mr. Evans, and he said that it was an accessory structure and didn't need approval. Mr. Plocek suggested that some type of fencing and landscaping should be added, and Mr. Blakeney understood. Mr. Lyons of GMB Engineering went through his comments and find the plans acceptable.

Mr. Burgo made a motion to approve the site plan submitted by Plitko, LLC for the proposed building addition on the Atlantic Auto Property. Mr. Gevinson seconded the motion. Motion carried 3-0.

B. Review, discuss and possible vote on a recommendation to Town Council a Preliminary Site Plan submitted by Plitko LLC, on behalf of Gulfstream Office for

proposed office use. The proposed site is located at 35477 Atlantic Avenue, Tax Map Parcel 134-12.00-157.00, and zoned C-1 Town Center Commercial.

Mr. Ray Blakeney of Plitko, LLC presented the preliminary site plan and gave a detailed description of the plans for the existing building which is a pre-existing legally non-conforming. He said that Gulfstream is proposing to obtain an easement from the adjacent property owner which will allow him to extend the parking required by the Town. Mr. Blakeney went on to describe the first and second floors of the building, also pointing out that some of the blacktop that is presently in front of the building will be removed and landscaping will be installed.

Mr. Lyons commented on the preliminary plans and is satisfied. Mr. Plocek wanted to put on the record that no approval is needed for the tax ditch.

Mr. Gevinson made a motion to approve the site plan submitted by Plitko, LLC for Preliminary Site Plan on behalf of Gulfstream Office for proposed office use. Mr. Burgo seconded the motion. Motion carried 3-0.

6. **Adjournment: Mr. Plocek made a motion to adjourn. Mr. Burgo seconded the motion. Motion carried 3-0. Meeting was adjourned at 7:22 p.m.**

Respectfully submitted,

Wendy Mardini
Town Clerk