

BOROUGH OF NEWFIELD PLANNING/ZONING BOARD  
RESOLUTION WAIVING JURISDICTION  
RESOLUTION NO. 2022-7

WHEREAS, STEVEN W. SMITH (“Smith”), is interested in developing a project on property located at 46 Southwest Boulevard.

WHEREAS, Smith’s project involves the proposed construction of a 2,304 square foot metal storage building, along with a 1,420 square foot asphalt drive, together with stormwater management improvements and site lighting.

WHEREAS, these improvements relate to the operation of a business on the property, the name of which is Advanced Cabinetry and Storage Systems, a business in which Smith is a principal.

WHEREAS, Smith’s project came before the Newfield Planning/Zoning Board (“Board”) for review at a meeting held on April 7, 2022.

WHEREAS, during the review, Smith, through his attorney, Michael J. Gruccio, requested the Board to waive formal review of and approval jurisdiction over the project.

WHEREAS, when presenting the request, counsel invited the Board to consider the following facts.

1. Advanced Cabinetry and Storage Systems operates on a parcel of land comprised of approximately two (2) acres.
2. The Borough of Newfield/City of Vineland Municipal Boundary Line transects this parcel.
3. Approximately one-half (½) acre of the parcel is located in the Borough of Newfield, and the remaining one and one-half (1-1/2) acres of the parcel are located in the City of Vineland.
4. The entirety of Smith’s project is proposed to be developed on the part of the parcel located in the City of Vineland.
5. No new improvements are proposed to be developed anywhere on the part of the parcel located in the Borough of Newfield.
6. Advanced Cabinetry and Storage Systems will continue to operate as it has in the past in the Borough of Newfield, albeit with a new storage structure in place on the City of Vineland part of the parcel.
7. Smith has submitted an application for approval to develop his project to the City of Vineland Zoning Board.

8. The City of Vineland Zoning Board of Adjustment is scheduled to hold a public hearing on April 20, 2022 to consider the project.

9. Smith has also submitted an application for approval to the Cumberland County Planning Board.

10. It is expected that the Cumberland County Planning Board will determine that the no review of the property is necessary, as the development does not impact Cumberland County Drainage Facilities, nor does the parcel adjoin a Cumberland County Roadway.

11. Although no new development is proposed to take place in the Borough of Newfield, in connection with Smith's project, an application for site plan approval has also been submitted by Smith to the Gloucester County Planning Board because the parcel abuts Southwest Boulevard, a Gloucester County Roadway (County Route 615).

WHEREAS, Smith's submission of applications to the City of Vineland Zoning Board of Adjustment, to the Cumberland County Planning Board and to the Gloucester County Planning Board ensure that the project will be developed in accordance with all applicable standards.

WHEREAS, Board Engineer Wayne Johnson commented that he had been in contact with a member of the City of Vineland Professional Review Staff, and that the City Professional Review Staff confirmed that technical review of Smith's application had begun.

Based upon these considerations, a Motion was made and seconded to grant Smith's request for the Board to waive jurisdiction over the project.

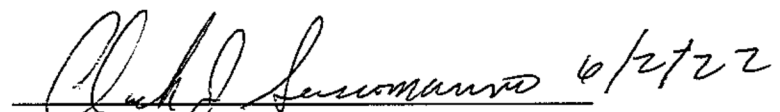
The Motion passed unanimously.

The foregoing is a true copy of the Resolution adopted by the Newfield Planning/Zoning Board at a meeting held on May 5, 2022, in memorialization of the decision rendered by the Board, with respect to Smith's waiver request, on April 7, 2022.

ATTEST:

  
DONNA HERMANSON, Secretary

BOROUGH OF NEWFIELD  
PLANNING/ZONING BOARD

  
CLARK J. SACCOMANNO, Chairman