

**MAYOR**  
DENICE DICARLO

**TOWNSHIP COMMITTEE**  
Jeff Hansen  
Jerry Maher  
James Mehaffey  
Adam Reid



**Acting Township Administrator**  
Christine Greenwood

**CMFO**  
Christine Greenwood

**Township Clerk**  
Amy Leso, RMC

**WEST DEPTFORD TOWNSHIP**

**Municipal Building**  
400 Crown Point Road  
West Deptford, New Jersey 08086-0089  
Phone (856) 845-4004

**April 28, 2015**  
**PLANNING BOARD MINUTES**

The regular monthly meeting of the West Deptford Township Planning Board was held on Tuesday, April 28, 2015 at 7:00 P.M. at the Township Municipal Building. Chairman Zimm called the meeting to order, read the Open Public Meetings Act Statement and lead the group in saluting the Flag.

Roll call as follows:

Present:

Eric Agren	Phil Zimm	Matthew Huesser, Alt. 1
Denice DiCarlo	Hunter Kintzing	(came in right after roll)
Mike Nicolosi	Peter Schultes	
Adam Reid	Paul Lenkowski	

Absent:

Joseph Monahan

Solicitor John Alice swore in Board Professionals.

The March 24, 2015 minutes were approved as submitted. Motion made by Committeeman Reid, seconded by Eric Agren. Roll call vote: 9 yes, 0 no. Motion carries in the favor of affirmative.

**NEW BUSINESS:**

**1. Site Plan Review 2015-1 - Approved**

APPLICANT: Golfer Parts LLC  
LOCATION: 269 Jessup Road  
PROPERTY: Block 352.20, Lot 2 Tax Map 33  
ACTION DESIDRED: Site plan review for the construction of a 10,925 sq. ft. warehouse addition to the existing one story office/warehouse building and a variance for side setback of 20.6 feet where 30 feet is required for the existing building and the expansion.

Jeffrey Barron, Attorney for the applicant, John Grace, Owner, Henry Haley, Applicant's Engineer gave testimony regarding this application

The Meeting was opened to the public regarding this application, when no one chose to speak, the public portion was closed.

A motion was made to approve the application contingent upon the Engineer's Report, Planner's Report and Work Committee Report, all outside agency approvals (GC Planning Board, GC Soil Conservation and any other required approval) by Mr. Kintzing, seconded by Mr. Nicolosi. Roll Call Vote 9 yes, 0 no.

## **2. Site Plan Review 2015-7 - Approved**

APPLICANT: Solvay Specialty Polymers USA  
LOCATION: 10 Leonards Lane  
PROPERTY: Block 328, Lot 1.01, Tax Map 26  
ACTION DESIRED: Preliminary and final site plan review for the construction of a cogeneration facility and new maintenance building at its property. Solvay operates offices, production site and a research center at this site. The area is 243+ acres. The area of disturbance or proposed work is .58 acres. A new one story 40'X250' maintenance and store room building is proposed is to be constructed at a new location on site.

Kathie Renner, Attorney for the Applicant, Rich Jacobi, Project Manager, Mr. Molinari, Engineer, Mr. Vecchio Engineer gave testimony regarding this application.

The meeting was open to the public regarding this application, when no one chose to speak, the public portion was closed.

A motion was made to approve the application contingent upon the Engineer's Report, Planner's Report Work Committee Report, outside agency approvals, (Gloucester County Planning Board, Gloucester County Soil Conservation) along with submission waivers by Mr. Kintzing, seconded by Mr. Agren. Roll Call Vote 9 yes, 0 no.

## **OLD BUSINESS:**

### **1. Preliminary and Final Site Plan Review 2015-3 - Approved**

APPLICANT: Sunoco Pipeline LP  
LOCATION: 650 Jessup Road  
PROPERTY: Block 353, Lots 6.01, Tax Map34  
ACTION DESIRED: Preliminary and Final site Plan approval, to the extent necessary conditional use approval to allow for the development of a pentane blending, storage and transfer facility consisting of two 90,000 gallon pentane tanks, a tank unloading area, equipment enclosures, buildings and related site improvements.

The application was presented by Clint Allen, Applicant's Attorney, the following Professionals gave testimony for this application: Lauren Koch, Engineer, Dave Dileo, Project Manager, Kathleen Dabundo, Senior Project Engineer, Deanna Drumm, Traffic Engineer.

The meeting was open to the public with the following comments:

- Kevin Hammer – 14 Meadow Lane – concerns with safety, property value, traffic flow, effects on quality of life.
- Andrew McElrea – 46 Holly Drive – concern with truck traffic pattern
- Judy Frett – 28 Beech Place – concerns with notification of only property owners within 200 feet, safety concerns.
- Maryann Gionotti – 12 Meadow Lane – Approximately 220 feet away, was not notified, traffic concerns with children riding/walking on Jessup Road.
- George Jordan- 7 Ash Avenue – concerns with notification of 200 feet, safety concerns, releases.
- Bill Mohnacs – 871 Marion Road – Road concerns, curbing, truck traffic safety.
- Jaqueline Kenney – 67 Pleasant Valley Drive – concerns with traffic.
- David Sileo – 1014 Juniper Court – Notification of only 200 feet, visuals presented cannot be seen in the meeting room, traffic concerns, not in the best interest of the residents.
- Burt Turner – 22 Holly Drive – Health and safety concerns, blast area, potholes on existing roadway, truck traffic safety concerns.
- Steve Williams – 70 Pleasant Valley Drive – Roadway is a main source connecting neighborhoods, concerns with truck traffic, blast zone, current fencing accessibility, sidewalks.
- Mike McManamy – 1613 Pennfield Drive – concerns with truck traffic, existing site line distance, unsafe for pedestrian traffic.
- Gus Knestaut – 1318 Royal Lane – concerns with the current use of the property and the proposed application.
- Patricia Orfield – 21 Meadow Lane – Effects quality of life.
- George Jordan – 7 Ash Avenue – Commented about blending of the product.

When no one else chose to speak, the public comment was closed.

A motion was made to approve the application, contingent upon the Engineer's Report, Planner's Report, road repair work, recommended by Board Engineer, submission waivers, DEP approvals, all other outside agency approvals by Mr. Kintzing, seconded by Mr. Schultes. Roll Call Vote 7 yes, 2 no (Nicolosi, Agren).

**CORRESPONDENCE:** None

**OPEN MEETING TO THE PUBLIC:**

Mr. Zimm opened the meeting to the public, no one chose to address the Board, and the public portion was closed.

**REPORTS:**

Mr. Bitgood, Mr. Petrongolo and Mr. Alice had nothing additional to report.

A motion was made by Mr. Nicolosi to memorialize the actions taken at this meeting, the motion was seconded by Mr. Agren. Roll Call Vote: 9 yes, 0 no.

The following resolutions were memorialized:

Resolution 2015-1 Picollo - Motion made by Mr. Nicolosi, seconded by Mayor DiCarlo,  
Roll Call Vote: 9 yes 0 no

Resolution 2015-2 PREI - Motion made by Mr. Nicolosi, seconded by Mr. Agren Roll Call  
Vote: 9 yes, 0 no.

Resolution 2015-3 GGB – Motion made by Mr. Nicolosi, seconded by Mr. Huesser, Roll Call  
Vote: 9 yes, 0 no.

Mayor DiCarlo made a motion to adjourn. Mr. Nicolosi provided the second, to which the Board was unanimously in favor.

Respectfully Submitted,

Camille Atkinson  
Recording Secretary