

MAYOR

James P. Mehaffey

TOWNSHIP COMMITTEE

Megan Kerr
Ashley Morrell
Adam Reid
Jim Robinson



WEST DEPTFORD TOWNSHIP

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

Township Administrator

Lee Ann DeHart

Chief Finance Officer

Michael Kwasizur

Registered Municipal Clerk

Lee Ann DeHart

PLANNING BORAD MINUTES

Tuesday, June 28, 2022

CALL MEETING TO ORDER

- **Pledge of Allegiance**
- **Open Public Meeting Act Statement of Compliance:** In accordance with Section V of the open Public Meetings Act, Chapter 231, Public Law 1975, notice of this meeting was posted on the Township bulletin board designed for that purpose. Notice was filed with the Municipal Clerk.

Roll Call

Present

Chair Phil Zimm	Eric Agren
Vice Chair Sandra Rost	Hunter Kintzing
Deputy Mayor Adam Reid	Paul Lenkowski
Ahmad Tamous	

Absent

Mayor Jim Mehaffey
Committeeman Jim Robinson
Rick Nichols

Swearing In of Professionals by Board Sub Solicitor Dan Gee

APPROVAL OF PREVIOUS MEETING MINUTES

- April 26, 2022 Meeting Minutes – Motion to approve Hunter Kintzing, 2nd by Vice Chair Rost, 6 yes, 1 abstention, 0 no.

OLD BUSINESS

- None

NEW BUSINESS

1. **Application #22-PB-0003 (Johnson Matthey)**

Johnson Matthey	Tax Map 29, Block 350.02, Lot 5
2001 Nolte Drive	Heavy Manufacturing (M-2)

Requested Relief: Minor subdivision, subdividing lot 5 into new lots 5/01 (34.272 acres) and 5.02 (17.415), requesting various bulk variances.

Barbara Casey, Sr. Counsel of Ballard Spahr representing Johnson Matthey Inc. mentioned that Johnson Matthey had asked to divide into 2 lots. She has witnesses to explain what needs to be done. Barbara had requested that the witnesses all got sworn together before they spoke their testimony. She had said that there was a typographical error that was published in the newspaper which had been corrected prior to this meeting. Mr. Zimm asked Dan if he had any comments, Dan responded that the correction has been made in time for the meeting and to move forward with the meeting. He stated if any other variances are required the application would be able to move forward. The witnesses were called to come forth by Ms. Casey and be sworn in and questions from the board to be asked right of way.

Witnesses:

Chris Fitzpatrick (Johnson Matthey)
2001 Nolte Dr.
West Deptford, NJ

Mr. Hinkle (Maintenance Mgr Veranova)
2003 Nolte Dr.
West Deptford, NJ

Ross Oehler (General Counsel)
435 Devin Park Dr
Wayne, Pa

Ken Zrebiec (Sr Vice Pres Veranova)
435 Devin Park Dr
Wayne, Pa

Peter Zahaczewsky (Veranova
Environmental Lead)
2003 Nolte Dr
West Deptford, NJ

Chad Gaulrapo (Pennoni Associates
Licensed Professional Engineer)
515 Grove Street
Haddon Heights, NJ

Tiffney Morrissey (PP-LLC Professional Developer)
Galloway, NJ

At this time all witnesses were sworn in.

Ms. Casey requested that the board take Judicial notice of Mr Gaulrapo's credentials. She asked that Ms. Morrissey stated her credentials, Mr Zimm mentioned that if this is her initial appearance and felt the necessity to give credentials she should. Ms. Morrissey stated her education and title.

Mr. Oehler gave testimony at the beginning of the month a new company was formed, Veranova which was a health business of Johnson Matthey, and that the ownership has changed, nothing else has changed. Ms. Casey mentioned that Lot 5.01 Pharmaceutical Veranova is operating and Lot 5.02 is Johnson Matthey.

Mr. Fitzpatrick works for Johnson Matthey explained how the 2 businesses were going to operate as a 24-hour operation – mix of 12 hour shifts and 8 hour shifts.

Max number of employees 200-250. Ms. Casey asked about the trash removal and the truck traffic, Mr. Fitzpatrick that they are to stay the same.

Mr. Chad Gaulrapo spoke of the subdivision plan.

Exhibits A1, A2, and A3

Exhibit A1: Is the overall plan for the entire existing Lot 5.

Exhibit A2: Located to the right is a zoomed in a closer scale of the same subdivision of Lot 5. Which would be the most used.

Exhibit A3: Proposal is a subdivision for a corporate reason has been discussed. The proposed lot line (he traced for the record) from the Northerly existing property line to existing improved facility to include a portion of the existing access drive and continues Southerly. This will create 5:01 which is located to the west, separate distinct lot from current lot, Johnson Matther lot which is Lot 5:02. Proposed lot 5:01 does not include direct frontage to the public roadway, it proposed an access easement with existing access road. Difference would be invisible lot crossing . Lot 5:02 will maintain the existing frontage to Nolte Drive and be conforming for yard variances.

Deputy Adam Reid asked why not extend all ways to Nolte Drive, Mr Gaulrapo responded that the planner will advise as to why this is not desired, it would not have adequate frontage and that it would create 3 lots and it's a suitable alternative. As far as planning basis to be referred to Tiffney to provide testimony.

Mr. Gaulrapo mentioned for the record the variance they requested is noted in the Professional letters. Seeking a front yard variance for proposed lot 5.01, followed by an existing fence line which is the distinct line that separates the 2 operations.

A question was asked about the parking and driveway and drainage, Mr. Gaulrapo responded that there is adequate parking to employees and visitors. Both facilities have access to Nolte Dr. for deliveries. Mr. Gaulrapo explained that there is no change to drainage or utilities, they will be operated the same as they are at the present time.

Ms. Casey mentioned there is an added agreement which Veranova and Johnson Matthey have negotiated, the variance issues, utilities and the parking. She noted at the Concept hearing someone from the fire department mentioned that there was emergency access, that has been included in the easement. She testified that no changes will be made. There are 2 umbrellas that have been made into the easement and have been drafted to do so

Questions and answers between Deputy Mayor Reid and Ms. Casey and Mr. Gaulrapo.

Tiffney Morrissey stated they are justifying variances only street frontage reciprocal easement no direct frontage has been noticed as a financial subdivision.

Questions and answers between Deputy Mayor Reid and Ms. Morrissey.

Chair Zimm asked the board if there were any questions – None

Comments to approve Sub Variances for Johnson Matthey – Motion by Deputy Adam Reid, 2nd by Vice Chair Sandra Rost, all in favor – All vote AYE

REPORTS

1. **Planning Board Solicitor** (Malamut & Associates) – NONE
2. **Planning Board Engineer** (Bryson and Yates) – NONE
3. **Planning Board Planner** (CME Associates) - NONE

RESOLUTIONS FOR MEMORIALIZATION

- NONE

OPEN MEETING TO THE PUBLIC

- NONE - Motion to approve by Deputy Mayor Adam Reid, 2nd by Vice Chair Sandra Rost - All in favor - 7 AYES, 0 NO.

CLOSED MEETING TO THE PUBLIC

- NONE – Motion to approve by Deputy Mayor Adam Reid, 2nd by Vice Chair Sandra Rost – All in favor – All Vote – AYE.

ADJOURNMENT

- Motion to approve Vice Chair Sandra Rost, 2nd by Deputy Mayor Adam Reid – All in favor – All Vote – AYE.

