

**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 BOARD OF MINUTES**

Tuesday, March 28, 2023

**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 mailed to the official newspaper as provided by Township Ordinance. Notice was filed with the Municipal Clerk.
  
- **Roll Call**  

<b>Present:</b> Chairman Phil Zimm	Vice Chair Sandra Rost
Deputy Mayor Adam Reid	Mr. Rick Nichols
Mr. Paul Lenkowski	Mr. Ahmad Tamous

  

<b>Absent:</b> Mayor Mehaffey	Mr. Eric Agren
Mr. Hunter Kintzing	
  
- **Swearing In of Professionals**  
Chris Dochney, CME Associates, and Ed Farrell, Bryson and Yates, were sworn in by Board Solicitor John Alice

**APPROVAL OF PREVIOUS MEETING MINUTES**

- February 28, 2023 –Motioned by Vice Chair Rost to be Tabled to next month, April 25, 2023, for further review, Second by Mr. Tamous, All in Favor AYE

**OLD BUSINESS**

- NONE

**NEW BUSINESS**

1. **Application #23-PB-0001 (Deptford Property Owner, LLC)**  

Deptford Property Owner LLC	Tax Map 32.1 Block 347.11, Lot 11
1300 Imperial Way	Manufacturing (M1) Zone

**Request:** Preliminary and Final major Site Plan for development of a trucking yard with 143 parking spaces, lighting, fencing, landscaping, and stormwater improvements.

**Mr. Richard Wells, Archer & Greiner,**

Richard Wells, Esq. (Archer & Greiner) represented the applicant and opened the application as a follow up in Engineering testimony to the previous meeting.

Jesse Dougherty, the applicant's engineer, was introduced and sworn in by Board Solicitor John Alice. Mr. Dougherty gave testimony to confirm that the applicant would make all necessary revisions to the plan to further address the board professionals' review letters. Mr. Dougherty also provided details on the stormwater plan and summarized the proposed changes, addressing minor comments that needed modification.

Exhibits A-5 (Tree Planting Plan) and A-6 (Truck Turning Plan)

Board Engineer Ed Farrell raised concerns about circulation for trucks and parking, as well as several other modifications that needed to be made, including the addition of a sliding gate and infiltration testing. The applicant's engineer Mr. Dougherty agreed to address all comments and modifications raised by Mr. Farrell.

The board motioned to approve the plan, contingent upon compliance with engineer/planner reports and outside agency approval.

The meeting was opened to public comment with a motion by Rick Nichols, second by Vice Chair Sandra Rost, and all members voted in favor. Following no members of the public coming forward, the comment period was closed to the public (motion by Mr. Paul Lenkowski, second by Ahmad Tamous, all members voted in favor).

Deputy Mayor Reid advised that the Environmental Commission had no comments and the applicant agreed to follow up with the Gloucester County Fire Marshall's office for comment.

Vice Chair Rost motioned to approve the application contingent upon compliance with outstanding comments in the Engineer and Planners review letters and all outside agency approvals. The motion was seconded by Mr. Ahmad Tamous. The motion passed by a roll call vote of 6 members in favor, and no opposition.

**2. Application #23-PB-0007 (Techbuyer USA)**

**Techbuyer USA**

**Tax Map 32.1 Block 347.03, Lot 4**

**1251 Metropolitan Ave**

**Manufacturing (M1) Zone**

**Request:** Minor Site Plan Approval for installation of a fence.

Jennifer Johnson, Esq., (Flaster & Greenburg) presented an application for Minor Site Plan Approval of a fence for the applicant. The proposed fence would be installed around the Eastern parking and loading area of a unique property that fronts two streets, Metropolitan & Grove Rds.

The applicant required a variance to have approval of a 6' fence in the front yard where 4' is required, and some waivers were requested.

Two witnesses, Kurt Mease, Operations Manager at Techbuyer, and Brian Atkins, SR-3 Engineers, were introduced, and sworn in by the Board Solicitor John Alice.

Ms. Johnson gave testimony regarding the proposal, and Mr. Mease spoke about the need for the fence. The primary intentions of the fence were to secure the facility for the benefit of their customers and to prevent unwanted traffic and visitors.

**Exhibit A-1 Site Plan** was introduced to the record and Mr. Atkins discussed the site plan. He provided testimony regarding the 6 ft fence, he stated that is just an installation of a fence for security purposes, and discussed the gate details. He additionally provided testimony that there would be no new landscaping, lighting, or other improvements to the site besides the fence.

Ms. Johnson summarized that it was simply a fence, and the applicant would also appreciate consideration for a waiver of grading plans as there should not be changes to it.

Deputy Mayor Reid asked if the trees on the site were going to be removed, to which they replied that they would not be removed.

Chris Dochney commented on previous testimony, addressed lighting, barb wire, and locks, as well as hours of operation which the Applicants responded that business activity is Monday through Friday, and closed on weekends.

Ed Farrell mentioned there are a lot of open items from the letter and that he would have no issue with the board granting a blanket waiver of all outstanding items. Mr. Farrell further clarified a few comments about the curb stops and other outstanding items.

The public comment period was opened to the public with a motion by Mr. Ahmad Tamous, seconded by Vice Chair Rost, to which all members were in favor. After no one from the public appeared, the public comment period was closed (motion by Mr. Ahmad Tamous, second by Vice Chair Rost, all members were in favor of closing).

No comments were received from Environmental Commission or Gloucester County Fire Marshal's office.

Mr. Tamous made a motion to approve the site plan with requested waivers, which was seconded by Mr. Paul Lenkowski. The application was approved with 6 members voting in favor and no opposition.

**3. Application #23-PB-0008 (Verna & Associates – Paul Verna)**

**Verna & Associates (Paul Verna) Tax Map 22 Block 352.17, Lot 1  
105 Jessup Road Manufacturing (M1) Zone**

**Request:** Amended Site plan involving a 1,270 sq. ft. building expansion and the addition of 15 parking spaces within the parking lot. Any other variances or waivers the Board may deem necessary.

**Louis Simoni, Applicants Attorney** gave testimony to expand the 1270 sq ft parking lot. He introduced Jay Sims, the applicants engineer. At this time, he was sworn in by John Alice. Jay Sims, Professional Engineer, CES Engineer in

Sicklerville, NJ. He explained where the site is located and that the site is approximately 1 acre in size and approximately 7240 sq ft single story building located in the M1 district. Currently 35 parking spaces, proposing an additional 1270 sq ft extension at the rear of the building, with an additional 15 parking spaces. Seven (7) spaces are parallel and are proposed along the south side of the property line side, four (4) spaces are proposed to be for compact cars located the Northeast section of property and four (4) are adjacent to Tilden Rd.

**Exhibit A-1 Color Site Plan.**

**Exhibit A-2 Not a part of the set:** Proposing a door, step, and handrail.

Stormwater will remain as is, circulation will remain as is, nothing proposed to existing travel lanes, they will remain as is today.

The Applicant is requesting to install more lights so the property will be well lit, the existing is not enough. They are a few Variances that are being requested:

1. To allow parking 25 ft of right away.
2. Allow (4) spaces for compact cars 8 x 16 where 8 x 18 are required.
3. Lot coverage variance to increase to 77% where 75 % is required, which is approximately 870 sq ft.
4. Permit 15 ft of front set back where 46.4' is existing.
5. A building within 30 ft of side setback where 19.9' is provided, proposed is 25 sq ft.
6. Proposing more than 10 parking spaces, which is an existing condition.
7. Retaining wall.

Questions and Comments from the Board, **Deputy Reid**, mentioned there are 35 existing and proposing 50, will all 50 be used, Mr. Sims responded to questions about where parking spaces will be and that all spaces will be used.

Questions and Comments from Professionals, **Chris Dochney**, commented he is not in favor of allowing vehicles to back out onto a township right away. On the Southeast the 5/6 ft property line trees are protected. **Ed Farrell** mentioned that there are some outstanding items on the checklist and would be in favor of waiver being granted. He also mentioned he is not in favor of backing up onto a Township Road. He stated there should be signage for compact cars.

Questions and Comments from the Board, **Deputy Reid**, requested to have all landscaping removed on Tilden and replaced with low growing landscaping, the Applicant agreed.

**Motion to Open to the Public by Ms. Rost, 2<sup>nd</sup> by Mr. Lenkowski, All in Favor AYE**

**Motion to Close to the Public by Ms. Rost, 2<sup>nd</sup> by Mr. Tamous, All in Favor AYE**

There was discussion between the Board and Applicant for possible turning parking space vertical not parallel.

**Deputy Reid motioned to approve applications submitted along with requested variance and waivers, 2<sup>nd</sup> by Ms. Rost, Roll Call Vote, 6 Yays, 0 Nays**

## **CORRESPONDENCE**

**Johnson Matthey Extension Request**– Extension granted to August 28, 2023 following a motion by Vice Chair Sandra Rost, Second by Mr. Ahmad Tamous, and approved by roll call with 6 members voting in favor and no opposition.

## **REPORTS**

1. **Zoning Board of Adjustment Solicitor** (John Alice)
2. **Zoning Board of Adjustment Solicitor** (Bryson and Yates)
3. **Zoning Board of Adjustment Solicitor** (CME Associates)

## **RESOLUTIONS**

- **2023-7 Solvay Specialty Polymer** Motioned by Vice Chair Sandra Rost, Second by Mr. Ahmad Tamous, approved with 6 members in favor and no opposition
- **2023-8 Amazon Guard Shack** Motioned by Vice Chair Sandra Rost, Second by Mr. Ahmad Tamous, approved with 6 members in favor and no opposition
- **2023-9 Johnson Matthey Extension-** Memorialized with the above vote of approval

## **OPEN TO THE PUBLIC**

- Motion to open by Vice Chair Rost, 2<sup>nd</sup> by Mr. Lenkowski, all members were in favor
- No members of the public came forward

## **CLOSED TO THE PUBLIC**

- Motioned by Vice Chair Rost, 2<sup>nd</sup> by Deputy Mayor Reid, all members were in favor

## **ADJOURNMENT**

- Motion to adjourn made by Mr. Lenkowski, seconded by Deputy Mayor Reid, all members voted in favor and the meeting was adjourned