



**MAYOR**  
Denice DiCarlo

**TOWNSHIP COMMITTEE**  
Megan Kerr  
James Mehaffey  
Adam Reid  
Jim Robinson

**WEST DEPTFORD TOWNSHIP**

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

**Acting Township Administrator**  
Lee Ann DeHart

**Chief Finance Officer**  
Michael Kwasizur

**Registered Municipal Clerk**  
Lee Ann DeHart

**ZONING BOARD OF ADJUSTMENTS  
REGULAR MEETING MINUTES  
Tuesday December 10, 2019 at 7:00 PM**

**CALL THE MEETING TO ORDER:** The regular monthly meeting of the West Deptford Township Zoning Board was held on Tuesday December 10, 2019 at 7:00 PM at the Municipal Building. Chairman Mr. Nichols called the meeting to order, lead the Flag salute and asked for roll call. Mr. Nichols also read the open public meetings act as follows: Public notice has been given by the Board Secretary in the following manner: by posting written notice on the official bulletin board of the Municipal Building on January 2, 2019, by mailing written notice to the South Jersey Times and Courier Post on January 9, 2019 and by filing notice with the Township Clerk on January 2, 2019.

**Present:**

Mr. Rick Nichols  
Mrs. Michelle Shirey  
Mrs. Karen Hink  
Mr. John Barna  
Mr. Paul Wallowitch  
Mrs. Maureen Concordia  
Mr. Charles Fentress  
Mr. Sean Hempsey

**Absent:**

**APPROVAL OF MINUTES:** A motion was made by Mrs. Concordia to approve the October 8, 2019 minutes with a second by Mr. Barna. Roll Call Vote, 5-Yes, 0-No, 3-Abstentions (Hink Fentress & Shirey). Motion carries in the affirmative.

The November 12, 2019 minutes were approved with a motion by Mr. Nichols, and a second by Mr. Wallowitch, Roll Call Vote 5-yes, 0-no, 3-Abstentions (Barna, Hempsey & Concordia) motion carries in the affirmative.

Mr. Robert Swartz swore in Board Professionals Mr. Jay Petrongolo and Mr. Paul Breier to provide testimony at this meeting.

**1. 2019-11 Use Variance : APPROVED**

**APPLICANT:** Stone Galaxy LLC

**LOCATION:** 127 Salem Avenue, Block 252, Lot 9.01, Tax Map 22, Zone C.

**ACTION REQUESTED:** A variance to permit outdoor storage in connection with a proposed countertop design business to be operated at the property. The applicant seeks minor site plan approval to accommodate outdoor storage and reconfigure parking on site. Applicant also seeks a variance to permit an increase in height of the existing free standing sign on the property and a variance for required paving and curbing of parking areas. Any necessary variances or waivers the Board/Professionals may deem necessary.

**Mr. Nichols recused himself from this application and Mrs. Concordia led the meeting.** Attorney Kathie Renner, Owner Jacob Schoder, Terrence Combs; Planner, and Brennan Cleary, Engineer gave testimony for this variance. The following exhibits were presented and displayed for board members and public view. Exhibit A-1- Existing conditions plan, exhibit A-2 Site Plan, and Mr. Schoder presented A-3, the outdoor storage area. The height variance for the sign was withdrawn.

Board professionals Mr. Petrongolo and Mr. Breier gave their reports.

At this time the meeting was opened to the public, when no one chose to come forward, the public portion was closed.

With no further questions or testimony, a motion was made by Mr. Fentress, the motion was seconded by Mr. Barna to approve this use variance/minor site plan. Roll Call vote, 8-yes, 0-no, Motion carries in the affirmative.

**OLD BUSINESS: None**

**CORRESPONDENCE/REPORTS: None**

**MEMORIALIZE RESOLUTIONS:** A motion was made by Mr. Fentress with a second Mrs. Concordia to memorialize Resolution 2019-12 (Fries), Roll Call Vote, 7-yes, 0-no, 1-Abstention (Barna).

A motion was made by Mrs. Concordia with a second by Mr. Fentress to memorialize Resolution 2019-13 (Stone Galaxy), Roll Call Vote, 7-yes, 0-no.

**OPEN THE MEETING TO THE PUBLIC:** A motion was made to open the meeting to the public, when no one chose to address the board the public portion was closed.

**ADJOURNMENT:** A motion for adjournment was made by Mr. Fentress seconded by Mr. Barna, in which all board members were in favor and the meeting was adjourned.

Respectfully Submitted,

Camille Atkinson Gaines  
Recording Secretary

Adopted on: \_\_\_\_\_