

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

ZONING BOARD OF ADJUSTMENT AGENDA

Tuesday, July 11, 2023

No new applications will be heard after 10 PM

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**

APPROVAL OF PREVIOUS MEETING MINUTES

- June 13, 2023 Regular Meeting Minutes

OLD BUSINESS

1. **Application #ZB-2023-0005 (Cay Property Management)**

Cay Property Management	Map 3.01, Block 3.01, Lot 34
1102 Crown Point Road	M-1 (Light Manufacturing) Zone

Requested Relief: Use variance for use as a banquet hall and office
Application was tabled during testimony at the request of the applicant

NEW BUSINESS

1. **Application #ZB-2023-0010 (Harry Sturgis)**

Harry Sturgis	Map 20, Block 234, Lot 26
315 Middlesex Ave	R-3 (Residential) Zone

Requested Relief: Requesting a 15 ft. rear yard where 25 ft. is required for the purpose of installing a new deck on a new construction house
2. **Application #ZB-2023-0007 (West Deptford Real Estate Associates)**

West Deptford Real Estate Associates, LLC	Map 33, Block 352.20, Lot 1
265 Jessup Road	M-1 (Light Manufacturing) Zone

Requested Relief: Use variance with an amended minor site plan for light truck/trailer repair, service, maintenance, and associated trailer parking.
3. **Application #ZB-2023-0008 (ABCO Garden State LLC)**

ABCO Garden State	Map 32.1, Block 346.04, Lot 6
1425 Grandview Ave	M-1 (Light Manufacturing) Zone

Requested Relief: Use variance for use of the property as a cannabis cultivation and manufacturing facility without enclosing of the entirety of the facility within fence

4. Application #ZB-2023-0009 (Karen Salerno)

Karen Salerno

Map 16.5, Block 187, Lot 5, 6

1306 Washington Ave

R-3 (Single Family Residential) Zone

Requested Relief: Variances for 6,500 sqft. lot area where 7,500 sqft. is required, minimum lot width of 50 ft. where 60 ft. is required, side yard setback of 5 ft. where a minimum of 10 ft. is required, and a minimum aggregate side yard setback of 15 ft. where 25 ft. is required.

CORRESPONDENCE

- **Land Use Training TRICO JIF Packet:** Please review the land use packet provided and ask any questions regarding the provided information

REPORTS

1. **Zoning Board of Adjustment Solicitor**
2. **Zoning Board of Adjustment Planner**
3. **Zoning Board of Adjustment Engineer**

RESOLUTIONS FOR MEMORIALIZATION

- **Resolution #2023-5:** Jay Amwake

OPEN MEETING TO THE PUBLIC

ADJOURNMENT