

**MAYOR**  
DENICE DICARLO

**TOWNSHIP COMMITTEE**

Jeff Hansen  
Jerry Maher  
James Mehaffey  
Adam Reid



**Township Administrator**  
Brandon E. Umba

**CFO**  
William Pine

**Township Clerk**  
Amy Leso, RMC

*West Deptford Township*

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

**ZONING BOARD OF ADJUSTMENTS**  
**REORGANIZATION MEETING MINUTES**  
**TUESDAY JANUARY 13, 2015 at 7:00 PM**

- I. **CALL THE MEETING TO ORDER:** The reorganization meeting of the West Deptford Township Zoning Board was held on Tuesday January 13, 2015 at 7:00 PM at the Municipal Building. Mike McManamy called the meeting to order, lead the Flag salute and asked for roll call.

**Present:**

Mr. Bill Bondar	Mr. George Grady, Alt. 4	Mr. Randy Colone
Mr. Jacob Leise	Mr. Mike McManamy	Mr. Rick Nichols
Mr. Bill Simmons, Alt. 2	Mr. James Robinson	Mr. Paul Wallowitch

**Absent:**

II. **REORGANIZATION:**

Mr. Bondar made a motion to nominate Mike McManamy for Chairman. Mr. Wallowitch provided the second. Roll call vote was 7 yes and 0 no.

Mr. McManamy made a motion to nominate Jacob Leise for Vice Chairman. Mr. Bondar provided the second. Roll call vote was 7 yes and 0 no.

Mr. McManamy made a motion to nominate Bill Bondar for Secretary. Mr. Wallowitch provided the second. Roll call vote was 7 yes and 0 no.

Mr. McManamy made a motion to nominate Michelle Hack for Recording Secretary. Mr. Wallowitch provided the second. Roll call vote was 7 yes and 0 no.

Mr. Robinson made a motion to nominate William Ziegler for Solicitor. Mr. Wallowitch provided the second. Roll call vote was 7 yes and 0 no.

Mr. McManamy made a motion to nominate Joe Augustyn of Alaimo as the Zoning Board Planner. Mr. Wallowitch provided the second. Roll call vote was 7 yes and 0 no.

Mr. McManamy made a motion to nominate Hugh Dougherty of Pennoni as the Zoning Board Engineer. Mr. Bondar provided the second. Roll call vote was 7 yes and 0 no.

Mr. McManamy made a motion to nominate South Jersey Times and the Courier Post as the Official Newspapers. Mr. Colone provided the second. Roll call vote was 7 yes and 0 no.

Mr. McManamy made a motion of the official meeting dates as being the second Tuesday of each month. Mr. Colone provided the second. Roll call vote was 7 yes and 0 no.

Mr. McManamy made a motion to adopt Robert's Rules of Order. Mr. Bondar provided the second. Roll call vote was 7 yes and 0 no.

**III. SWEARING IN:**

- a. **PROFESSIONALS:** Mr. Ziegler swore in Mr. Hugh Dougherty, PE (Engineer) and Mr. Augustyn (Planner) to provide testimony at this evening's meeting.
- b. **BOARD MEMBERS:** Mr. Robinson and Mr. Nichols were sworn to fulfill their terms as newly appointed members.

**IV. APPROVAL OF MINUTES:** The December 9, 2014 minutes were submitted for approval. Motion to approve by Mr. Bondar and seconded by Mr. Colone. Roll call vote 6 yes 0 no 1 abstain (Nichols)

**NEW BUSINESS:**

**1. LOT AREA VARIANCE – 2015-1**

**APPLICANT:** Kimberly Weikel

**PROPERTY:** 86 Church Street

**LOCATION:** Block 336, Lot 21, Map 29

**ACTION DESIRED:** A lot area variance of 9,300 square feet instead of the required 10,000 square feet. A minimum width variance of 60.5 feet instead of the required 75 feet. A total aggregate variance of 23 feet instead of the required 25 feet. Any other variances or waivers the board may deem necessary.

Ms. Weikel was sworn in to testify on behalf of her application, and proceeded to express her need for the variance. Mr. Zeigler described the determination of being 1 large lot or 2 smaller lots. After this discussion, Mr. Robinson moved to motion this application is recognized as 2 separate smaller lots. Mr. Wallowitch seconded the motion and roll call vote was 7-0. With that portion of the application being established, Mr. Augustyn discussed the application fell within the intent of the plan of the neighborhood which is evidenced by Mr. Weikel's neighbors' use of their lots and the size thereof. The Board talked about the lot being useful for building a home in terms of front/back/side setbacks. The chairman opened the floor to the public, however no one chose to speak therefore closing the public portion and the Solicitor affirmatively verified the public notice requirements were met. Mr. Bondar made a motion to approve the application with a condition of the setbacks of 23/25 and a sidewalk is extended upon the construction of a residence. Mr. Robinson seconded the motion and roll call vote confirmed 7-0.

**2. TEMPORARY USE PERMIT 2015-2**

**APPLICANT:** Johnson Matthey

**PROPERTY:** 1991 Nolte Drive

**LOCATION:** Block 350.02, Lot 2

**ACTION DESIRED:** Set and install a doublewide trailer (24X60) for an estimated period of 18 months for temporary office space. The trailer will be located on the Johnson Matthey (1991 Nolte Drive) and will be removed at the end of the lease term.

Mr. John Kahn, Esquire and Ms. Anne Halle of Johnson Matthey were present to testify for this this application. After Ms. Halle was sworn in, they described the application. No setbacks or size variances are needed and this

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**2. TEMPORARY USE PERMIT 2015-2**

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Mr. John Kahn, Esquire and Ms. Anne Halle of Johnson Matthey were present to testify for this this application. After Ms. Halle was sworn in, they described the application. No setbacks or size variances are needed and this

falls in within the proper zone. The variance requested is for an 18-month period instead of the normally permitted 12 month period due to the scope of the project. The trailer will be used to house JM and their consultants as they enter into a software changeover. Planner comments include setting an end date on this variance and engineering comments were that ground coverage is not an issue due to this not being a permanent structure and ADA accessibility. Ms. Halle testified that currently there is no one in need of ADA compliance and should that change JM will be quick to address. Board comments include security, parking and hook ups for water and sewer and electric. The chairman opened the floor to the public however no one chose to speak therefore closing the public portion and the Solicitor affirmatively verified the public notice requirements were met. Mr. Colone made a motion to approve the application with a condition of an 18 month deadline, noting the need for an extension application to the Board; if the need arises the trailer will accommodate ADA compliant issues; and posting of a surety bond. His motion was seconded by Jim Robinson and roll call vote confirmed 7-0 in favor.

III. **CORRESPONDENCE/REPORTS**

Mr. Augustyn thanked all Board members for the appointment and invited all new attendees to attend the state required course for land use which Alaimo holds free of charge.

IV. **MEMORIALIZE ACTIONS:** Mr. Colone made a motion to memorialize the actions of this meeting. Mr. Robinson provided the second, to which all were in favor.

V. **OPEN THE MEETING TO THE PUBLIC:** None

VI. **ADJOURNMENT** A motion for adjournment was made by Mr. Robinson seconded by Mr. Bondar.  
All in favor

Respectfully Submitted,

Ms. Michelle Hack  
Recording Secretary

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