

**MAYOR**  
**RAYMOND CHINTALL**  
**TOWNSHIP COMMITTEE**

Samuel Cianfarini  
Denice DiCarlo  
Sean Kilpatrick  
Donna Szymborski

Amy Leso, RMC, Township Clerk

Eric M. Campo, Esq., Administrator



**WEST DEPTFORD TOWNSHIP**

**Municipal Building**

400 Crown Point Road  
PO Box 89

West Deptford, New Jersey 08086-0089  
Phone (856) 845-4004

**ZONING BOARD OF ADJUSTMENT**  
**MINUTES**

**Tuesday November 12, 2013 7PM**

- I. The regular monthly meeting of the West Deptford Township Zoning Board was held on Tuesday November 12, 2013 at 7:00 PM at the Municipal Building. Chairman Mike McManamy called the meeting to order. The following report of members represents roll call:

**Present:**

Mr. Anthony Dameika  
Mrs. Ellen Lanciano  
Mr. James Robinson

Mr. Charles Dahmer  
Mr. Mike McManamy

Mrs. Madeline Fucci  
Mr. William McKeever

**Absent:**

Mr. Bill Bondar

Mr. Jerry Maher

Mr. Paul Wallowitch

**Township Professionals Present:**

Ms. Kelly Conroy, Esq., Solicitor

Mr. Jerry Cantwell, Planner

Mr. Stan Bitgood, Engineer

The above listed professionals were sworn in by Ms. Conroy for testimony provided at this meeting.

- II. **APPROVAL OF MINUTES:** The minutes from October 8, 2013 were approved as submitted. Motioned by Mr. Robinson, seconded by Mr. Dahmer. Roll call vote confirmed 6 Yes, 0 No, 1 Abstain (Mr. Dameika)

- III. **OLD BUSINESS: NONE**

- IV. **NEW BUSINESS:**

**1. 2013-8 Bulk Variance- Approved**

APPLICANT: Edward Waszewski

PROPERTY: 17 First Street

LOCATION: Block 346, Lot 4, Tax Map 30

ACTION DESIRED: A bulk variance for a front yard setback of 10.5' instead of the minimum required 30' to allow for the construction of the garage. Any variances or waivers the board may deem necessary. Mr. Alice swore in Mr. Waszewski began to explain their application. After discussions, Mr. Dahmer motioned to approve the application as submitted, which was seconded by Mr. McKeever. Roll call vote confirmed 7 yes and 0 no.

**2. USE/BULK VARIANCE 2013-9 - Approved**

APPLICANT: Nancy Huebsman

PROPERTY: 29 First Street

LOCATION: Block 324, Lot 4, Tax Map 30

ACTION DESIRED: Construct a single family home in a light manufacturing district with a variance to front yard setback of 10 ft vs 50ft is the zone front yard. A variance to use the lot for two uses; residential and commercial.

Waivers will be requested to eliminate sidewalk construction and install off street parking:

Ms. Huebsman was present to explain her application and representing her was her engineer Mr. Robert Seiberger. They were both sworn in and discussed the application with the Board. After discussion with the Board professionals and Board members Chairman McManamy opened the floor for public comment regarding this application. Ms. Karen McFarland of 27 First Street. She commended the Huebsman family on the maintenance of their property and their business, and hoped the Board would allow Ms. Huebsman to move forward with her plans to build her home. The public posed no further comments or questions, therefore the Chairman closed the public comment portion of this application.

Chairman McManamy provided a motion for both use and bulk variance with conditions of the amended landscape plan, corrected setbacks, inclusion of an apron, sidewalk waiver, and variance is only valid while owner occupied. Mr. Dahmer seconded his motion. The Board voted to approve the motion with the application subject to conditions thereof will roll call vote of 7 yes and 0 no.

V. **CORRESPONDENCE:** None

VI. **REPORTS:** None

VII. **MEMORIALIZE RESOLUTIONS:**

	<u>2013-06</u>	<u>2013-7</u>
Motion by	Mr. Dahmer	Mr. Robinson
Seconded by	Mr. Robinson	Ms. Lanciano
	All in favor 7-0	6 yes 1 no 1 abstain (Mr. McManamy)

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

IX. **ADJOURNMENT** A motion for adjournment was made by Mr. Dahmer seconded by Mr. Dameika. All were in favor.

Respectfully Submitted,  
Michelle Hack  
Zoning Board Recording Secretary