

ZONING BOARD MINUTES

Meeting Date: December 9, 2010

- I. The regular meeting of the West Deptford Township Planning Board was held on Thursday December 9, 2010 at 7:00 PM at the Municipal Building, Thorofare New Jersey. Chairman Jarrett called the meeting to order. The following members were present: Joe Jarrett, Bill McKeever, James Robinson, Bill Gigliotti, Charles Dahmer, Eric Agren, Ellen Lanciano **, Joe Docimo, John Alice, Solicitor, Jay Petrongolo, Planner and Stan Bitgood, Engineer. (**Arrived prior to application 2010-22)

- II. **APPROVAL OF PREVIOUS MINUTES** – The minutes for the November 11, 2010 meeting were approved with a motion by Mr. Dahmer, seconded by Mr. McKeever Vote: 7 Yes, 0 No

- III. **CORRESPONDENCE** – None

- IV. **NEW BUSINESS:**

1. 2010-24 Bulk Variance - Approved

APPLICANT: Jim & Dawn Albert
PROPERTY: 735 Sterling Road
LOCATION: Block 131.05 , Lot 9, Tax Map 11.04
ACTION DESIRED: A bulk variance to allow a total aggregate of 22 feet instead of the required 25 feet for the construction of a garage. Any other variances or waivers the Board may deem necessary.

Mr. & Mrs. Albert addressed questions from various board members.

The meeting was open to the public. When no one from the public chose to address the board the public portion was closed.

A motion was made by Mr. Jarrett to approve this application. The motion was seconded by Mr. Dahmer. Vote: 7 Yes, 0 No

2. 2010-25 Use Variance - Approved

APPLICANT: Dr. Rami Geffner aka Accredited Dermatology
PROPERTY: 1141 Mantua Pike
LOCATION: Block 428 , Lot 5 & 9, Tax Map 41
ACTION DESIRED: A use variance to permit the application to operate a medical/dermatology practice from the premises, together with any other necessary waivers or variances.

The Attorney Dave Wollman Rochelle Moscato, Business Manager Accredited Dermatology, and Charles Witczak, Engineer gave presentation for this application and addressed questions from various board members.

2010-25 Use Variance - Continued

The meeting was open to the public. When no one from the public choose to address the board the public portion was closed.

A motion was made by Mr. Jarrett to approve this application contingent upon Site Plan Approval. The motion was seconded by Mr. Robinson. Vote: 7 Yes, 0 No

V. OLD BUSINESS:

1. 2010-15 Use Variance (Adjourned until 1/11/11)

APPLICANT: S.L.A.H. Properties Inc.
PROPERTY: 196 Delaware Street
LOCATION: Block 268, Lot 4, Tax Map 23
ACTION DESIRED: A Use Variance to allow professional offices in a residential/commercial zone. Appellant also requests a variance to allow 18 parking spaces instead of the 30 parking spaces required by a professional office building. Appellant also requests any variances and waivers which may be required at the time of review.

The applicant requested to adjourn this application until the next meeting. The Board Chairman requested the applicant re-notice due to the number of times in which the application has been postponed.

** Board Member Ellen Lanciano arrived at the meeting (Lanciano will now vote instead of Alternate Docimo)**

2. 2010-22 Use Variance and Site Plan Approval - Approved

APPLICANT: WaWa
PROPERTY: 460 Crown Point Road
LOCATION: Block 332 , Lot 8.01&9, Tax Map 27
ACTION DESIRED: A use variance, along with any variances the Board may deem necessary to allow the continued use of the existing WaWa food market with the addition of gasoline dispensing facilities containing six pump islands, offering 12 fueling positions.

Steven Eisner, Attorney, Stephen Nardelli, Engineer, William Crane, Planner, and the Traffic Engineer David Shropshire gave presentation for this application and addressed questions from various board members.

The meeting was open to the public. Attorney Jeffrey Puff representing his client Sherry Smizer of 189 Delaware Street, addressed the Board regarding this application, Barbara Dillon, Planner offered her opinion regarding this site on behalf of Mrs. Smizer along with Gerald Sinclair, Attorney, Sherry Smizer also addressed the board stating her concerns for the gas station expansion.

When no one else chose to address the board the public portion was closed.

A motion was made by Mr. Jarrett to approve this application. The motion was seconded by Mr. Robinson. Vote: 6 Yes, 1 No (Dahmer)

3. 2010-24 Bulk Variance - Denied

APPLICANT: Stemlen Group

PROPERTY: 951 Kings Highway

LOCATION: Block 351 , Lot 8, Tax Map 32

ACTION DESIRED: A use variance seeking relief from West Deptford Township Zoning Ordinance 166-14 to permit the construction of 82 three story townhouse units. The parcel consists of 10.45 acres and is located in the R-1 Residential Zone.

Frank Tedesco, Attorney, Henry Haley, Engineer, Michael Brown, Traffic Engineer, James Miller, Planner, Larry Ragone, Developer gave presentation for this application and addressed questions from various board members.

The meeting was open to the public:

Phil Zimm of 950 Kings Highway expressed concerns over rezoning the land, and inquired about specific verbiage in the notice he received.

Sam Martin of 963 Kings Highway expressed concerns over the impact of wildlife, the need for more housing and traffic if the area is rezoned.

Donna Richmond of 965 Kings Highway expressed concerns over the number of units and the impact it would have on traffic in the area.

Robert Cargill of 1207 Royal Lane had concerns changing the zoning to a higher density, preferred the land to remain zoned for single family housing.

Jill Magill of 1203 Plantation Drive had concerns over changing the zoning of the area.

Lisa Wilner of 649 Worcester Drive expressed concerns over how new housing will impact the traffic in the area.

Elizabeth Tachdjian of 659 Worcester Drive expressed concerns over the traffic and how work force housing could impact her property value.

Robert Budd of 1217 Royal Lane voiced his opinion that he is opposed to rezone request.

Tom Cornelius of 380 Nottingham Drive questioned the benefit this project would bring to the Township.

Franklin Heiss of 951/953 Kings Highway (owner of the property in question) voiced his opinion on why the application should be approved.

When no one else chose to address the board the public portion was closed.

A motion was made by Mr. Jarrett to deny this application. The motion was seconded by Mr. Dahmer. Vote: 7 yes, 0 No

VI. REPORTS: A. Solicitor B. Chairman

- VII. **Memorialize Resolutions** 2010-20 William Ciuffo, A motion was made by Mr. Robinson, seconded by Mr. McKeever. Vote: 7 yes, 0 no. 2010-21 Sean Mitcham, A motion was made by Mr. Robinson seconded by Mr. McKeever. Vote: 7 yes, 0 no.
- VIII. **OPEN THE MEETING TO THE PUBLIC**
When no one from the public choose to address the board the public portion of the meeting was closed.
- IX. **ADJOURNMENT** A motion for adjournment was made by Mr. Jarrett, seconded by Mr. McKeever Vote: 7 Yes, 0 No

Respectfully Submitted:

Jenna D'Amico
Recording Secretary