

**MAYOR**  
RAYMOND CHINTALL

**TOWNSHIP COMMITTEE**

enice DiCarlo  
Jeff Hansen  
John W. Keuler, Jr.  
Jerry Maher



**Acting Township Administrator**  
Brandon E. Umba

**CMFO**  
William Pine

**Township Clerk**  
Amy Leso, RMC

**WEST DEPTFORD TOWNSHIP**

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

**ZONING BOARD OF ADJUSTMENTS  
REGULAR MEETING MINUTES  
TUESDAY MAY 13, 2014 7PM**

- I. **CALL THE MEETING TO ORDER:** The regular meeting of the West Deptford Township Zoning Board was held on Tuesday May 13, 2014 at 7:00 PM at the Municipal Building. The Chairman, Mike McManamy called the meeting to order, lead the Flag salute and asked for roll call.

**Present:**

Mr. Bill Bondar	Mr. Randy Colone	Mr. Anthony Dameika
Mr. Jake Leise, Alt. 3	Mr. Mike McManamy	
Mr. James Robinson	*Mr. William Simmons	Mr. Paul Wallowitch

**Absent:**

Mrs. Madeline Fucci, Alt. 1	Mr. George Grady, Alt. 4	Mrs. Ellen Lanciano
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Mr. Simmons was sworn in as a new member of the Board by Board Solicitor William Ziegler.

**SWEARING IN PROFESSIONALS:** Mr. Ziegler swore in Mr. Matt Kinzel, PE (Engineer) and Mr. Joe Augustyn, PE (Planner) to provide testimony at this evening's meeting.

- II. **APPROVAL OF MINUTES:** The minutes from April 8, 2014 were approved as submitted. Motioned by Mr. Bondar, and seconded by Mr. Dameika. All in favor.
- III. **OLD BUSINESS:** None
- IV. **NEW BUSINESS:**

1. **BULK VARIANCE 2014-6 - Approved**

APPLICANT: Nicole Mason (Hoffman)

PROPERTY: 1704 Fifth Street, Thorofare

LOCATION: Block 67, Lots 5&6, Tax Map 6

ACTION DESIRED: A bulk variance to locate an accessory structure in a front yard setback. A setback variance of 9 feet from the property line where 30 feet is required and any other variances or waivers the Board may deem necessary.

Mr. Ziegler swore in Mr. and Mrs. Charles Hoffman to provide testimony to their application. They stated the need as they saw fit for the variance and explained the

application. The Board discussed the fact that since the property is a corner property, it is difficult to locate a pool in either side yard. Board members also discussed whether the homeowner will be installing a privacy fence, which the homeowner confirmed. The Board professionals had no concerns with this application. The Chairman opened the floor to the public however no one chose to speak therefore closing the public portion. Mr. Robinson motioned to approve the application as submitted to which Mr. Bondar provided the second. Roll call vote confirmed 6 yes 0 no and 1 abstain (Mr. Simmons).

2. **BULK VARIANCE 2014-7 - Approved**

APPLICANT: Herbert & Cathleen Hingley

PROPERTY: 303 Seventh Street

LOCATION: Block 95, Lot 10.04, Tax Map 6

ACTION DESIRED: A bulk variance of 3.5 feet instead of the required 5 feet from the dwelling, and 2.7 feet instead of the required 6 feet for the purpose of a shed. Any other variances the Board may deem necessary.

Mr. Ziegler swore in Ms. Cathleen Hingley to provide testimony to this application. She explained the application to the Board and clarified this shed was already existing. The Board had no questions for the applicant and the Board professionals had no concerns with this application. The Chairman opened the floor to the public however no one chose to speak therefore closing the public portion. Mr. Bondar motioned to approve the application as submitted to which Mr. Robinson provided the second. Roll call vote confirmed 6 yes 0 no and 1 abstain (Mr. Simmons).

3. **USE VARIANCE 2014-8 - Approved**

APPLICANT: Lincoln Tunnel LLC

PROPERTY: 600 Mantua Grove Road

LOCATION: Block 350.02, Lot 3, Tax Map 36.01

ACTION DESIRED: Temporary use permit approval together with any and all site plan approvals, variances, waivers, interpretations and other relief allowing development of temporary equipment and building lay down storage area in connection with the relocation of a recycling facility.

Mr. Clint Allen, Esquire was present along with Mr. Lance Landgraf, PP of Marathon Engineering to provide testimony on behalf of the applicant. Mr. Landgraf was accepted by the Board as a credible witness and was sworn in. Mr. Allen gave testimony along with Mr. Landgraf as to the rationale of why a temporary use variance was being requested at this time, and their client's intent to build an anti-freeze recycling facility to the Township and 25+ permanent full time jobs. Although there were no photographs available Mr. Allen used the site layout and aerial view to demonstrate the location of the area to be used for temporary storage. The Planner spoke to the proposed business, which would request site plan review at a later date, and this parcel being ideal due to the access of rail cars and Interstate access. The applicant proposed to fence in a portion of the property (approximately 2 acres), which will require the significant removal of trees and vegetation.

Mr. Kinzel provided his reports stating his areas of concern are the lighting and security lamps on the area. Mr. Augustyn provided his noting this as a temporary variance. He further stated he's satisfied that the criteria met the zoning requirements and fit within the Township Master Plan as stated, and pending all outside agency approval that he and Mr. Allen had previously discussed will be brought forth. There were landscaping and tree removal concerns, to alleviate the Board Members concerns, Mr. Allen volunteered as a condition of approval to post a performance guarantee, guaranteeing the removal of all equipment and fences and reforestation of the site. The Chairman opened the meeting to the public. Mr. Dave Sileo of 1014 Juniper Court clarified that storage was only for clear dry equipment only, questioned increased truck traffic and the impact on County, and had concerns of the future of the site. No one else from the public chose to speak therefore Mr. McManamy closed the floor to the public. At this time, satisfied with this testimony and reiterating the variance is only temporary for one year, Mr. McManamy motioned to grant the temporary use contingent upon the applicant providing a guarantee estimate to the Board Planner and Engineer for their review and approval to provide financial assurance, the submission by the applicant of a plan to be reviewed by the Work Committee, no more than two acres of land shall be cleared, subject to all outside agency approvals. Mr. Robinson provided the second and a roll call vote confirmed 5 yes 0 no and 2 abstain (Mr. Simmons and Mr. Leise).

V. **CORRESPONDENCE/REPORTS:** None

VI. **MEMORIALIZE RESOLUTIONS:**

**2014-05**

Motion: Mr. McManamy  
Second: Mr. Bondar  
All in favor 6 Yes 1 Abstain  
(Simmons)

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

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

Respectfully Submitted,

Ms. Michelle Hack  
Recording Secretary