

**MAYOR**  
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**CFO**  
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**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 REGULAR MEETING MINUTES TUESDAY AUGUST 11, 2015 at 7:00 PM**

- I. **CALL THE MEETING TO ORDER:** The regular meeting of the West Deptford Township Zoning Board was held on Tuesday August 11, 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. Randy Colone	Mr. George Grady, Alt. 4
Mr. Jacob Leise	Mr. Mike McManamy	Mr. Rick Nichols
Mr. Bill Simmons, Alt. 2	Mr. James Robinson	Mr. Paul Wallowitch

**Absent:**

None

- II. **SWEARING IN of PROFESSIONALS:** Mr. Ziegler swore in Mr. Hugh Dougherty, PE (Engineer) and Mr. Joe Augustyn (Planner) to provide testimony at this evening's meeting.
- III. **APPROVAL OF MINUTES:** The July 14, 2015 minutes were submitted for approval. Motion to approve by Mr. Bondar and seconded by Mr. Colone. Roll call vote 6 yes 0 no 3 abstain (Colone, Leise, Nichols)

**NEW BUSINESS:**

**1. HEIGHT VARIANCE/PRELIMINARY AND FINAL SITE PLAN 2015-8**

**APPLICANT:** Gloucester County Utilities Authority (GCUA)

**PROPERTY:** 2 Paradise Road

**LOCATION:** Block 328, Lot 1.20, Map 26

**ACTION DESIRED:** Preliminary and final site plan approval for the construction of Phases I & II of an anaerobic digestion facility, a D(6) height variance for a principal structure where the applicable zoning ordinance permits a height of 80 feet and 114 ½ is proposed, any additional bulk variances

Present and sworn in to provide testimony for the application was Jeff Daniel, Esquire, GCUA, Dennis Yoder, PE of Remington and Vernick, Leah Furey, Planner and David Hilbmann, Director at GCUA described the need for to replace the aging incinerators that are currently in use for the GCUA, being a regional wastewater facility. They described the entire wastewater breakdown process and the newer technology of anaerobic digestion verse sludge removal. The new structure will not have any effect on noise, odor, lighting, traffic, parking spaces or number of employees. There is an existing gas pipeline that will be used and an upgrade to the current electrical services. Mr. Augustyn pointed out the

Township's Master Plan accommodates for growth at GCUA as technologies advance. The height of the new structure will not impact views, as this is an industrial zone. Mr. Dougherty discussed the timeline of the construction, which is about a 2-year project set to advertise in November. He also discussed storm water run-off, which currently exceeds the standard stating that collection is recycled and is not drained into the river. Ms. Furey stated the anaerobic digestion is a biological natural process. The Board discussed this with all professionals and Mr. Hilbman provided photographs of how the final structure shall appear. Mr. McManamy opened the floor to the public; however no one took the floor therefore closing the public portion. Mr. McManamy motioned to approve the application as submitted to which Mr. Robinson seconded the motion. Roll call vote was 7 yes 0 no.

III. **CORRESPONDENCE/REPORTS:** None

IV. **MEMORIALIZE RESOLUTIONS:**

	<u>2015-4 Phillips</u>
<b>Motion</b>	Mr. Bondar
<b>Second</b>	Mr. Colone
<b>Roll Call Vote</b>	6 yes 0 no 3 abstain (Colone, Leise, Nichols)

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

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

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

Respectfully Submitted,

Ms. Michelle Hack  
Recording Secretary

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