



MAYOR
Denice DiCarlo

TOWNSHIP COMMITTEE
Megan Kerr
James Mehaffey
Adam Reid
Jim Robinson

WEST DEPTFORD TOWNSHIP

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

Acting Township Administrator
Lee Ann DeHart

Chief Finance Officer
Michael Kwasizur

Registered Municipal Clerk
Lee Ann DeHart

**ZONING BOARD OF ADJUSTMENT
MEETING MINUTES
Tuesday, October 5, 2021**

CALL THE MEETING TO ORDER: The regular monthly meeting of the West Deptford Township Zoning Board was held on Tuesday October 5, 2021, at 7:00pm at the Municipal Building. Chairman Mr. Nichols called the meeting to order, lead the Flag salute and asked for roll call. Mr. Nichols also read the open public meetings act as follows: Public notice has been given by the Board Secretary in the following manner: by posting written notice on the official bulletin board of the Municipal Building on January 2, 2020, by mailing written notice to the South Jersey Times and Courier Post on January 10, 2020 and by filing notice with the Township Clerk on January 2, 2020.

Present:

Mr. Rick Nichols	Mr. Jim Hink
Mr. Paul Wallowitch	Mr. John Barna
Mr. Charles Fentress	
Mr. Bob Oldt	

Absent:

Mrs. Michelle Shirey
Mrs. Maureen Concordia
Mr. Russell Welsh

APPROVAL OF MINUTES: September 14, 2021, Meeting Minutes: Motion to approve minutes by Mr. Charles Fentress with a second by Bob Oldt, all members were in favor by signifying "AYE" non opposed.

Old Business

– None

New Business

Chair stated, being that the board planner was not in attendance Application #21-ZB-0020 was held until the planner arrived at 7:30pm. The board continued with the agenda items until the planner arrived to discuss the application.

1. Application #21-ZB-0020 (Wayne Sierocinski)

**Wayne Sierocinski Block 333, Lot 3
252 Crown Point Road Commercial (C) Zone**

Requested Relief: Use (D) variance for the construction of an addition to the existing residential dwelling in an M-1 District. Bulk (C) variances from Section 166-27, for a lot area of 6,850 sq. ft. where 100 ft. is required; for lot width 50 sq. ft. where 100 ft. is required; for a 13 ft. front yard setback where 50 ft. is required; and a 12.3 ft. side yard where 30 ft. is required for the construction of an addition to the existing residential dwelling.

The application proceeded once the Board Planner arrived. The Board Solicitor swore in the Board Planner and Mr. Wayne J. Sierocinski to provide testimony in reference to this application. The board was able to provide comments and questions about this application. Board Planner was able to address the board in reference to the variances that are required vs what is requested. Stated that the board would need to have an extraordinary service and will not have a detrimental impact on the neighbors to approve this application.

Motion to approve the application by Mr. Rick Nichols and Seconded by Mr. Charles Fentress.

Roll Call Vote – 6-affirmative, 0-opposed, motion passes

2. Application #21-ZB-0021 (Bryan Trieble)

**Bryan Trieble Tax Map Block 133.03, Lot 9
281 Lawnton Drive Residence (R-2) Zone**

Requested Relief: Bulk (C) variances from Section 166-14, to permit front yard setbacks of 22', where a minimum of 30' is required and any and all variances the board or professionals deem necessary for the purpose of building a front porch roof.

Mr. Bryan Keith Trieble was sworn in by the Board Solicitor and provided testimony pertaining to this application. The board was giving the opportunity to comment and ask questions of the board.

The application was open to the public for comment, when no one from the public came forth Mr. Rick Nichols mad a motion to approve the application and it was seconded by Mr. Charles Fentress.

Roll Call Vote, 6-affirmative, 0 opposed, Motion passes

Correspondence

- Letter from Attorney Brian Hall – Solicitor addressed the board and stated that further explanation will be submitted in a formal memo to the board.

Reports

1. **Zoning Board of Adjustment Solicitor** (Malamut & Associates) No report from the solicitor
2. **Zoning Board of Adjustment Engineer** (Federici & Akin) Not in attendance
3. **Zoning Board of Adjustment Planner** (CME Associates) Not in attendance currently.

Resolutions For Memorialization

- Resolution 2021-12 (Stacie Byrne) Motion to memorialize by Mr. Bob Oldt and seconded by Mr. Rick Nichols.

Roll Call Vote 5-affirmative, 1-Abstention (Mr. John Barna), 0-opposed, Motion passes

- Resolution 2021-13 (Amanda McHale) Motion to memorialize by Mr. Bob Oldt and seconded by Mr. Rick Nichols.

Roll Call Vote, 5-Affirmative, 1-Abstention (Mr. John Barna), 0-opposed, Motion passes

October 5, 2021, Minutes Continued

- Resolution 2021-14 Appointing Recording Secretary to the Zoning Board Motion to approve by Mr. Rick Nichols and seconded by Mr. John Barna.
Roll Call Vote, 6-affirmative, 0-opposed, Motion passes

Open Meeting to the Public No member of the public came forth

Adjournment Motion to adjourn by Mr. Charles Fentress Seconded by Mr. John Barna All in favor by signifying “AYE”, meeting adjourned at 7:44pm

Respectfully Submitted,

Bernadette Davis-Green

Bernadette Davis-Green
Recording Secretary

Adopted on: 11/09/21