



**MAYOR**

James P. Mehaffey

**TOWNSHIP COMMITTEE**

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**Township Administrator**

Lee Ann DeHart

**Chief Finance Officer**

Michael Kwasizur

**Registered Municipal Clerk**

Lee Ann DeHart

**WEST DEPTFORD TOWNSHIP**

**Municipal Building**

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

**ZONING BOARD OF ADJUSTMENT MINUTES**

Tuesday, May 10, 2022

**CALL MEETING TO ORDER**

- **Pledge of Allegiance**
- **Open Public Meeting Act Statement of Compliance:** In accordance with Section V of the Open Public Meetings Act, Chapter 231, Public Law 1975, notice of this meeting was posted on the Township bulletin board designed for that purpose. Notice was mailed to the official newspapers as provided by Township Ordinance. Notice was filed with the Municipal Clerk.
- **Roll Call**
  - Rick Nichols
  - Russell Welsh
  - John Barna
  - Charles Fentress
  - Bob Oldt
- **Swearing in of Professionals**
  - o Stan Bitgood, Bryson and Yates
  - o Julia Meuser Williams, CME Associates

**APPROVAL OF PREVIOUS MEETING MINUTES**

- April 12 Meeting Minutes – Motion to approve minutes by Charles Fentress, 2<sup>nd</sup> by Russell Welsh. Roll vote call – 5 yays, 0 no

**Old Business**

- None

**NEW BUSINESS**

1. **Application #22-ZB-0008 (John and Eileen Schillig)**

<b>John and Eileen Schillig</b>	<b>Tax Map 21, Block 251, lot 5.04</b>
<b>188 Bergen Ave</b>	<b>Residential (R-3)</b>

**Request Relief:** Requesting a rear yard setback of 15' where a minimum of 25' is required, and any and all other variances the board or its professionals deem necessary.

John Schillig, 188 Bergen Ave- spoke on behalf of himself. Applicant gave testimony regarding the variance request, seeking an extension of his deck in the rear yard. He advised that the deck is small and his family is growing, and that there would be no impact on any neighbors.

Public Comment open, when no one from the public stepped forward, comment was closed.

Motion to approve by Chairman Rick Nichols, 2<sup>nd</sup> by Bob Oldt. Roll vote call - 5 approved, 0- opposed. Motion passes, application approved.

**2. Application #22-ZB-0009 (Richard Keilyk)**

**Richard Keilyk** Tax Map 18, Block 209, Lot 7  
**660 Myrtle Ave** Residential (R-3) Zone

**Requested Relief:** Requesting a variance from 166-36E seeking a 6' fence where a 4' fence is allowed.

Richard Keilyk, 660 Myrtle Ave, spoke on behalf of himself. Applicant gave testimony for his application seeking to increase his 4' fence to 6' for privacy. Applicant stated spoke with neighbors about the increase in fence height prior to the hearing and received no opposition.

Public Comment open, when no one from the public stepped forward public comment was closed.

Motion to approve by Bob Oldt, 2<sup>nd</sup> by Charles Fentress. Roll vote call 5 approved, 0- opposed. Motion passes, application approved.

**3. Application #22-ZB-0006 (Marie Kuhnel) (moved to June 14<sup>th</sup>)**

**Marie Kuhnel** Tax Map 21, Block 247, Lot 24  
**Monmouth Court** Residential (R-3) Zone

**Requested Relief:** Requesting a build variance to build a 20ft. wide single-family dwelling, with aggregate side yard setbacks of 20 ft. where 25 ft. is required. A plot plan, floor plan, and front elevation is attached to this application. Applicant seeks all other variances, waiver, and /or approvals deemed necessary by the board.

Application requested adjournment to the following month.

**4. Application #22-ZB-0007 (H.A. DeHart & Sons) (moved to June 14<sup>th</sup>)**

**H.A. DeHart and Son** Tax Map 28, Block 339, Lots 1 & 2  
**75 Church Street** Commercial (C) Zone

**Requested Relief:** Site plan for previously approved D (1) variance (Application #2021-ZB-0014)

Application requested adjournment to the following month.

**5. Application #22-ZB-000 (Zeisloft Trucking)**

**Zeisloft Trucking/Arriviello Irrevocable Trust Tax Map 13, Block 158, Lot 1**

**1353 Crown Point Road**

**Residence (R-3)**

**Requested Relief:** Site plan amendment for an expansion of additional parking.

**Applicant and Professionals sworn in on behalf of application:**

**Lewis Adler, Esq.- Law office of Lewis Adler**

**Brian Peterman, PE- Peterman Maxcy Associates, LLC**

**Charles Zeisloft, Ziesloft Trucking- Applicant**

Mr. Adler introduced the application and gave testimony regarding the application as a clean up following the DEP clean up.

Mr. Peterman, Professional Engineer from Maxi Associates gave testimony for Mr. Zeisloft and the site plan. Application is for an amendment to the site plan – additional parking. A 6' high wooden fence would be put up as a barrier and lighting will be directed on the site. The 2-story dwelling in the front of the property is proposed to be demolished and replaced with a grassy surface, eliminating the existing front yard setback non-conformance.

Mr. Zeisloft provided testimony describing proposed site as trailer parking, 24 hour operation as part of site plan based on the trucking schedule, and no increases in activity or additional traffic over what the site currently sees.

Mr. Zeisloft provided additional testimony regarding the existing buffer area to the property's rear, including testimony about the EPA clean up, soil removal, clearing of the wooded area, and that a fence would be erected and tree buffers increased as part of this site plan amendment.

Following applicants' testimony, Mr. Bitgood asked about employee parking, if the parking lot will be paved, and the location of any trash containers onsite.

Mr. Zeisloft stated that parking for employees will take place where their trucks are, the parking lot will not be paved, the lot would be sand and gravel based with white cement lines to mark spots. He also stated that there are no trash receptacles on property.

Chairman Nichols asked to clarify the operation of the two neighboring businesses, if Rock Products and Zeisloft Trucking are separate businesses with no truck access between the two businesses, Mr. Zeisloft responded that there is no truck traffic between the two businesses.

The applicant was asked about the amount of trucks timing of their movement. Mr. Zeisloft stated that trucks will be in and out of the premises as their schedule demands, usually requiring them to leave in the morning and return in the afternoon. The trucks will be moved at different times of day and night based on their schedules, with overnight routes returning mid-day and day routes returning by the evening. Mr. Zeisloft stated that he did not believe there would be more noise than the neighboring route-295, there would be no more noise than highway traffic currently produces.

Chairman Nichols asked about the noise of the trucks as they start, the applicant responded that they anticipate the 50' buffer to be adequate for sound and the applicant planned to increase the tree buffer.

Mr. Bara asked about lighting on property and its existence as a security measure, the applicant gave testimony that there is existing lighting on the premises that will remain in place for parking lot security but they did not anticipate any increases to the current lighting.

Chairman Nichols asked about the current use of property, Mr. Zeisloft and Mr. Peterman provided testimony that the parking onsite was currently existing and there would be no additional parking in the area, the applicant was changing the way his trailer parking would be arranged.

Mr. Barna asked a clarifying question regarding overnight activity, Mr. Zeisloft gave testimony to overnight operation that trailers would be in the rear parking lot waiting to be hooked to trailers. Trucks and trailers are in place by the mechanic by 10 PM and should not cause additional noise than the current condition.

Ms. Mueser Williams asked about the buffer and the trees within the buffer, the applicant agreed to work with the board planner to increase the plantings and deciduous shade trees in between the proposed evergreens to accommodate an increased buffer.

Ms. Mueser Williams asked for more detail for the existing lights to review the illumination levels at property lines, the applicant agreed.

Ms. Mueser Williams asked a final clarifying question to ensure there would be no trash receptacles in the rear of the property, the applicant confirmed.

Mr. Bitgood asked for a letter of no interest from the NJDOT for traffic and access, the applicant's attorney agreed to provide where applicable.

Mr. Bitgood also asked about the environmental statements from the USEPA, asking for the USEPA's report regarding their previous clean up project, the applicant agreed to provide.

Mr. Bitgood asked for more detail for the existing lights, hours of illumination, and plans for dimming after normal work hours, the applicant agreed.

Mr. Bitgood asked about dust mitigation, the applicant gave testimony regarding their measures- utilizing a dust control spray for the property via a small tank. Mr. Bitgood recommended effective dust control as a condition of use to the board.

No further questions from the board.

Public Comment opened,

**Ken Fedor, 461 Meadowcroft, West Deptford**, questioned why 50' trees were taken down from his property? He is concerned with the noise and the dust on their property.

**Emilie. Fedor, 461 Meadowcroft, West Deptford**, since trees were removed, dust has been all over the house.

**Angela Derocini, 431 Meadowcroft, West Deptford**, showed board pictures which she had taken, Mr. Nichols advised that photos needed to be printed and submitted to board as hard copy. The photos were before and after trees removed. She mentions that without the trees – the property is ugly.

**James Derocini, 431 Meadowcroft, West Deptford**, concerns is the noise all hours of the night and the dust would be impossible to control.

**Ken Fedor, 461 Meadowcroft, West Deptford**, concerned that it'll be a 24-hour business.

When no other public came for the to comment, public comment was closed.

Mr. Bitgood recommended daily dust control be done with a dust control mitigation plan to be approved by the board engineer. Asking for better option for buffer/barrier.

Rick Nichols made a motion to approve the application with conditions of a planting plan requiring green giant arborvitaes and desiduous trees, lighting details, and necessary NJDOT reports, the USEPA report on the property's cleanup, dust control plan, and a final site plan, 2nd by Russell Welsh. Roll vote call – 4 approve, 0 oppose, 1 abstention.

## **CORRESPONDENCE**

- **None**

## **REPORTS**

1. **Zoning Board of Adjustment Solicitor** (Malamut & Associates)

2. **Zoning Board of Adjustment Engineer** (Bryson and Yates)
3. **Zoning Board of Adjustment Planner** (CME Associates)

#### **RESOLUTIONS FOR MEMORIALIZAION**

- Resolution 2022-6: Jennifer Pettipas, motion to approve Charles Fentress, 2<sup>nd</sup> by Russell Welsh. Roll vote call - 5 yays, 0 no.
- Resolution appointing Pat Austin Recording Secretary for the Zoning Board of Adjustment for the remainder of 2022. Motion to approve Bob Oldt, 2<sup>nd</sup> by Charles Fentress. Roll vote call – 5 yays, 0 no

#### **OPEN MEETING TO THE PUBLIC**

Motion to approve Charles Fentress, 2<sup>nd</sup> by Russell Welsh, roll vote call – All In Favor – Aye.

#### **CLOSE MEETING TO THE PUBLIC**

#### **ADJOURNMENT**