

**MAYOR**

Denice DiCarlo

**TOWNSHIP COMMITTEE**

Megan Kerr  
James Mehaffey  
Adam Reid  
Jim Robinson



**Township Administrator**

Deborah Turner-Fox

**CMFO**

Christine Greenwood

**Registered Municipal Clerk**

Lee Ann DeHart

**WEST DEPTFORD TOWNSHIP**

**Municipal Building**

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

**January 24, 2017  
PLANNING BOARD MINUTES**

The reorganization meeting of the West Deptford Township Planning Board was held on Tuesday, January 24, 2017 at 7:00 PM at the Township Municipal Building, 400 Crown Point Road, West Deptford, New Jersey. John Alice Solicitor called the meeting to order reading the open public meeting statement and lead the group in saluting the Flag.

New Board members were sworn in by John Alice, Solicitor. (Monahan, Jarrell, Guinta)

Roll call as follows:

Present:

Hunter Kintzing	Eric Agren	Phil Zimm
Mark Goggin	Paul Lenkowski	
Joseph Monahan	Mike Nicolosi	Vito Guinta, Alternate 1
Committeeman Reid	Mayor DiCarlo	Jeffrey Jarrell, Alternate 2

Absent:

**REORGANIZATION:**

Mr. Alice asked for a motion to nominate a Chairman. Mr. Agren made a motion to nominate Phil Zimm, which was seconded by Mr. Nicolosi.

Roll call vote: 9 yes, 0 no. Chairman Zimm now presided over the meeting.

Chairman Zimm asked for a nomination for Vice Chairman, Mr. Agren made a motion to nominate Mike Nicolosi, the motion was seconded by Committeeman Reid.

Roll call vote: 9 yes, 0 no.

Committeeman Reid made a motion to nominate Eric Agren as Board Secretary, which was seconded by Mr. Nicolosi. Roll call vote: 9 yes, 0 no.

**January 24, 2017 Planning Board Minutes**  
**REORGANIZATION CONTINUED:**

Chairman Zimm asked for a nomination for Recording Secretary, Mr. Agren made a motion to appoint Camille Atkinson as Recording Secretary, which was seconded by Committeeman Reid. Roll call vote: 9 yes, 0 no.

Chairman Zimm asked for a motion to adopt Resolution 2017-E designating South Jersey Times/Courier Post the Official Newspapers of the Board. Mr. Lenkowski made the motion, which was seconded by Mr. Nicolosi. Roll call vote: 9 yes, 0 no.

Chairman Zimm asked for a motion to adopt Resolution 2017-F Work Committee Meeting Schedule and 2017-G Schedule of Regular Meetings. Mayor DiCarlo made a motion to adopt the schedule of meetings slated as the 4<sup>nd</sup> Tuesday of each month at 7:00 P.M. and the work committee meetings as the 1<sup>st</sup> Monday of each month at 3:30 P.M. in accordance with Open Public Meetings Act, as published on the bulletin board within the Township. The motion was seconded by Committeeman Reid. Roll call vote: 9 yes, 0 no.

Mr. Zimm asked for a motion to appoint a Board Solicitor. Mr. Agren made a motion to appoint John Alice, Board Solicitor 2017, the motion was seconded by Mr. Nicolosi. Roll call vote: 9 yes, 0 no.

Chairman Zimm asked for a motion to appoint a Board Planner. Mr. Agren made a motion to appoint Joseph Petrongolo, of Remington & Vernick as Board Planner 2017, the motion was seconded by Committeeman Reid. Roll call vote: 9 yes, 0 no.

Chairman Zimm asked for a motion to appoint a Board Engineer. Mr. Agren made a motion to appoint Federici & Akin as Board Engineer 2017, the motion was seconded by Committeeman Reid. Roll call vote: 9 yes, 0 no.

Chairman Zimm named the following to be appointed to the 2017 Work Committee: Phil Zimm, Eric Agren, Rick Nichols, Ken Boody and Mike Nicolosi as Chairman.

Solicitor John Alice Swore in the Professionals.

The December 20, 2016 minutes were approved as submitted with a motion made by Mr. Lenkowski, seconded by Mr. Nicolosi. Roll call vote was 5 yes, 0 no, 4 Abstention (Kintzing, Reid, Monahan, Goggin) The motion carries in the favor of affirmative.

**OLD BUSINESS:** None

**January 24, 2017**  
**Planning Board Minutes Continued**

**NEW BUSINESS:**

**1. Minor Subdivision 2017-1-Approved**

APPLICANT: Malcolm Property Management LLC  
LOCATION: 1180 Brewer Avenue Block 145.01, Lots 7-9, Map 12  
ACTION DESIRED: Minor subdivision to create two conforming residential lots.

Bryan Malcolm, owner, and John Carr, Attorney, gave testimony regarding this application.

Mr. Petrongolo, Board Planner, and Mr. Sander, Board Engineer presented their reports. Mr. Nicolosi presented the Work Committee recommendation.

The meeting was open to the public regarding this application, when no one chose to come forward, the public portion was closed.

A motion was made by Committeeman Reid to approve the minor subdivision, contingent upon the Planner's Report, Engineer's Report, Work Committee Report and necessary waivers and variances, the motion was seconded by Mayor DiCarlo. Roll Call Vote: 9 yes, 0 no.

**2. Minor Subdivision 2017-2-Approved**

APPLICANT: West Deptford Township  
LOCATION: 1075 RiverWinds Drive Block 328, Lot 7.02, 7.10, Map 26.01  
ACTION DESIRED: A minor subdivision to create one new lot (lot 7.10 consisting of .603 acres/26,280 sq. ft.) from the existing lot 7.02 (4.368 acres/190,254 sq. ft.) before subdivision. The application also an access easement along the frontage of the parcel and a sanitary sewer easement. No construction is proposed at this time. The subject property is located in a redevelopment Zone (underlying zoning M-1 Light Industrial). Any and all other variances and waivers associated there with, may be determined by the Board or Board Professionals.

Shannon Cornelius, Township Attorney, Debra Turner-Fox, Township Administrator, and Ed Steck, Township Engineer gave testimony for this application.

Mr. Nicolosi presented the Work Committee recommendation, Mr. Petrongolo, Board Planner, and Mr. Sander, Board Engineer presented their reports.

The meeting was open to the public regarding this application, when no one chose to come forward, the public portion was closed.

**January 24, 2017**

**Planning Board Minutes Continued**

A motion was made by Mr. Agren to approve the minor subdivision contingent upon the Planner's Report, Engineer's Report and Work Committee Report, the motion was seconded by Mr. Nicolosi. Roll Call Vote: 9 yes, 0 no.

**CORRESPONDENCE:** None

**OPEN MEETING TO THE PUBLIC:**

Chairman Zimm called for a motion to open the meeting to the public. Committeeman Reid made a motion, which was seconded by Mr. Nicolosi, which all board members were in favor. When no one from the public chose to address the Board, the public portion was closed with a motion from Committeeman Reid, seconded by Mr. Nicolosi, which all board members were in favor.

**REPORTS:**

Engineer: Nothing to report  
Planner: Nothing to report  
Solicitor: Thanked the Board for reappointment.  
Chairman: Nothing to report

**RESOLUTIONS:**

No resolutions needed action.

With no further business, Mr. Agren made a motion to adjourn. The motion was seconded by Mr. Nicolosi, the Board was unanimously in favor.

Respectfully Submitted,

Camille Atkinson  
Recording Secretary