



**MAYOR**  
Denice DiCarlo

**Township Administrator**  
Lee Ann DeHart

**TOWNSHIP COMMITTEE**  
Megan Kerr  
James Mehaffey  
Adam Reid  
Jim Robinson

**Chief Finance Officer**  
Michael Kwasizur

## **WEST DEPTFORD TOWNSHIP**

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

**Registered Municipal Clerk**  
Lee Ann DeHart

## **ZONING BOARD OF ADJUSTMENT AGENDA**

Tuesday, July 13, 2021

### **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**
- **Swearing In of Professionals**

### **APPROVAL OF PREVIOUS MEETING MINUTES**

- June 15, 2021 Meeting Minutes

### **OLD BUSINESS**

- None

### **NEW BUSINESS**

1. **Application #21-ZB-0018 (Stephen & Jaclyn Weber)**  
**Stephen & Jaclyn Weber**      **Tax Map 28, Block 335, Lot 2.01**  
**42 River Lane**      **Light Manufacturing (M-1) Zone**  
**Requested Relief:** *A d(2) variance for the expansion of a nonconforming residential use to construct several vertical and horizontal residential additions for a 24' X 30' attached garage, a 22'-4" X 30'-5" second floor addition, a 5' X 42' covered porch and a 16'-2" X 17" kitchen addition. The applicant also needs bulk (C) variances from Section 166-28.C(1), to permit a front yard setback of 17.80', where 25' is required (vertical expansion for second floor addition); from Section 166-28.C(2), to permit a 12.5' side yard setback, where 30' is required (horizontal expansion for a 24' X 30' attached garage); and from 166-28.C(2) to permit a 4.5' rear yard setback, where 30' is required (horizontal expansion to enclose a 16'-2" X 17" porch into a kitchen addition).*
2. **Application #21-ZB-0014 (H.A. DeHart)**  
**H.A. DeHart**      **Tax Map 28, Block 339, Lots 1 & 2**  
**75 Church Street**      **General Commercial (C) Zone**  
**Requested Relief:** *A bifurcated use d(1) variance to permit off-site parking for new and use buses and truck chassis, where said use is not a permitted principal use.*

**CONTINUED FROM JUNE 15, 2021 ZONING BOARD MEETING**

3. **Application #21-ZB-0017 (Marie Kuhnel c/o Louis Kuhnel)**  
**Marie Kuhnel** Tax Map 21, Block 247, Lot 24  
**Monmouth Avenue** Residence (R-3) Zone

**Requested Relief:** Bulk (C) variances from Section 166-14.B(3)(c)2, to permit side yard setbacks of 8', where a minimum of 10' is required and to permit an aggregate side yard setback of 16', where a minimum of 25' is required.

### **CORRESPONDENCE**

- None

### **REPORTS**

1. **Zoning Board of Adjustment Solicitor** (Malamut & Associates)
2. **Zoning Board of Adjustment Engineer** (Federici & Akin)
3. **Zoning Board of Adjustment Planner** (CME Associates)

### **RESOLUTIONS FOR MEMORIALIZATION**

1. **Resolution 2021-6** (Mary Wanberg)
2. **Resolution 2021-7** (Diane Kelk)
3. **Resolution 2021-8** (Jewel Reid)
4. **Resolution 2021-9** (Kingswood Investment Group, LLC)

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

### **ADJOURNMENT**