

MAYOR

Denice DiCarlo

TOWNSHIP COMMITTEE

Megan Kerr
James Mehaffey
Adam Reid
Jim Robinson



Township Administrator

Lyman Barnes

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

March 27, 2018

PLANNING BOARD MINUTES

The regular monthly meeting of the West Deptford Township Planning Board was held on Tuesday March 27, 2018 at 7:00 PM at the Township Municipal Building, 400 Crown Point Road, West Deptford, New Jersey Chairman Zimm called the meeting to order, read the Open Public Meetings Act Statement, adequate notice of this meeting has been given in the following manner, by posting written notice on the official bulletin board of the Township on January 2, 2018, by mailing written notice to the South Jersey Times and Courier Post on January 24, 2018 and by filing written notice with the Clerk of the Township on January 2, 2018. Mr. Zimm then led the group in saluting the Flag.

Roll call as follows:

Present:

Eric Agren	Phil Zimm	Joseph Monahan
Mark Goggin	Hunter Kintzing	Vito Guinta, Alternate 1
Paul Lenkowski	Mike Nicolosi	
Committeeman Reid	Mayor DiCarlo/Jim Robinson	

Absent:

Solicitor John Alice Swore in board professionals Mr. Paul Breier and Mr. Petrongolo.

The January 23, 2018 minutes were approved as submitted with a motion made by Mr. Lenkowski seconded by Mr. Nicolosi. Roll Call Vote 8-Yes, 0-no, 1-Abstention (Committeeman Robinson). Motions carries.

OLD BUSINESS: None

NEW BUSINESS:

PRELIMINARY AND FINAL SITE PLAN REVIEW 2018-1 - Approved

APPLICANT: 301 Grove Road LLC

LOCATION: 301 Grove Road, Block 351.28, Lot 3, Tax Map 32.01 Zone M1

March 27, 2018 Planning Board Minutes Continued:

ACTION REQUESTED: Site plan review to construct a 123,200 sq.ft. addition to the existing warehouse/distribution facility. Additional parking spaces, storm water management improvements, landscaping and other related site improvements. Applicant is also seeking such variances, exceptions or design waivers that may be required upon analysis of the plans and testimony at the hearing.

Ms. Nicole Magdaziak, Attorney presented this application, along with Mr. Jeff Harper, Applicant and Mr. Tom Bechard, Engineer. Mr. Bechard offered exhibit a-1 Aerial view of property, A-2 Site Plan view as well as A-3 Birds eye view of property.

Mr. Paul Breier and Mr. Jay Petrongolo discussed their reports with the Applicant and Board Members. Mr. Zimm read into record the Fire Marshall's report.

Mr. Eric Agren spoke on behalf of the Environmental Commission and all comments were addressed.

A motion was made by Committeeman Reid with second by Mr. Agren to open the meeting to the public.

Mr. Komczeck 18 Hillside Road

Had questions regarding drainage, truck traffic, and environmental concerns.

Mr. Rich Rodack 1621 Pennfield Drive

Had questions regarding the Phase I environmental report.

When no one else from the public chose to come forward a motion was made by Mr. Nicolosi with a second by Committeeman Robinson to close the public portion.

A motion was made by Mr. Kintzing with a second by Mr. Nicolosi to approve the preliminary and final site plan contingent upon the Engineer's Report, Planner's Report, Work Committee Report, Fire Marshall's report and approval from required outside agencies.

MINOR SITE PLAN REVIEW 2018-2- Held over until April 24, 2018 meeting

APPLICANT: Gulf Oil Ltd. Partners

LOCATION: 920 Kings Highway, Block 353, Lot 5, Tax Map 34 Zone M1

An announcement was made by Mr. Alice that this application would be heard at the April 24, 2018 meeting with no additional notice required.

March 27, 2018 Planning Board Minutes Continued:

CORRESPONDENCE: None

OPEN MEETING TO THE PUBLIC:

A motion was made by Committeeman Reid with a second by Mr. Nicolosi to open the meeting to the public. When no one chose to come forward the public portion was closed.

REPORTS:

Mr. Breier, Mr. Petrongolo and Mr. Alice had nothing additional to report.

MOTION TO MEMORIALIZE RESOLUTIONS:

The following resolutions were memorialized:

A motion was made by Mr. Agren to memorialize Resolution R2018-6 Wawa extension to April 26, 2019, the motion was seconded by Committeeman Reid. Roll Call Vote: 8 yes, 0 no, 1-Abstention (Committeeman Robinson)

A motion was made by Mr. Nicolosi to memorialize Resolution R2018-7 301 Grove Road LLC, the motion was seconded by Committeeman Reid. Roll Call Vote: 9 yes, 0 no.

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

Respectfully Submitted,

Camille Atkinson
Recording Secretary