

MAYOR

James P. Mehaffey

TOWNSHIP COMMITTEE

Megan Kerr
Ashley Morrell
Adam Reid
Jim Robinson



WEST DEPTFORD TOWNSHIP

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

Township Administrator

Lee Ann DeHart

Chief Finance Officer

Michael Kwasizur

Registered Municipal Clerk

Lee Ann DeHart

PLANNING BOARD OF MINUTES

Tuesday July 25, 2023

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 newspaper as provided by Township Ordinance. Notice was filed with the Municipal Clerk.
- **Roll Call**

Present: Chairman Zimm	Vice-Chair Rost	Mayor Mehaffey
Deputy Reid	Eric Agren	Rick Nichols
Paul Lenkowski		

Absent: Committeeman Robinson Hunter Kintzing
- **Swearing In of Professionals –** Chris Dochney and Ed Farrell were sworn in by John Alice.

APPROVAL OF PREVIOUS MEETING MINUTES

- June 27, 2023, Meeting Minutes – Motioned to approve by Vice-Chair Rost, 2nd by Deputy Reid, Roll Call Vote 5 members voted in favor, 2 members abstained (Deputy Reid and Mr. Agren)

OLD BUSINESS

- NONE

NEW BUSINESS

- **PB-2023-0015 Johnson Matthey**

Johnson Matthey	Tax Map: 36.1, Block: 350.02, Lot 5.02
2001 Nolte Drive	Heavy Manufacturing (M-2) Zone
Requested Relief: Site plan for the relocation and replacement of an Argon tank onsite.	

Benjamin Nadell, Esq. Saul Ewing, presented the application as a a minor site pan approval, purpose of the application is to permit the replacement and relocation of existing Argon tank, located at the Northwestern portion of the property and a new concrete pad is to be installed to support the tanks, new bollards, fencing and a pipe bridge. The applicant submitted revised plans since the Work Committee meeting on June 12, 2023.

Chad Gaulrapp, Pennoni, applicants engineer, was sworn in by John Alice, gave testimony to the nature of the application about the argon tank supported by concrete pad.

Professional Reviews:

Chris Dochney, Board Planner, asked about the height of the building, Mr. Gaulrapp confirmed that the height would not exceed the height of the building and questioned if the two (2) small Argon tanks being removed, Mr. Gaulrapp confirmed that the existing tanks would be removed.

Ed Farrell, Board Engineer, asked about connection of new utilities, temporary storage removed and vehicle access, Mr. Gaulrapp confirmed all concerns.

The board opened the meeting to the public following a motion by Deputy Mayor Reid, and a 2nd by Mr. Nichols, and unanimous approval by voice vote. When no one came forward this portion was closed, motioned by Deputy Reid, 2nd by Mr. Nichols, and unanimous approval by voice vote..

Mr. Agren stated there was no comment from the Environmental Commission. Chairman Zimm asked if they had received comment from the Fire Marshal, the applicant stated they had not but would agree to.

Deputy Mayor Reid motioned to approve application as submitted contingent upon the comments by the Fire Marshal, the motion was seconded by Mr. Nichols, and the motion passed with a 6 members voting in favor of approval, no opposition, and an abstention by Mayor Mehaffey.

PB-2023-0016 Vintage Equities

Vintage Equities
1771 Imperial Way

Tax Map: 32.1, Block; 346.01, Lot 2.01
Light Manufacturing (M-1) Zone

Requested Relief: Amended preliminary and final site plan for an 82, 720 sqft. Warehouse with 25 trailer loading bays and 71 car parking spaces.

Clint Allen, Archer & Greiner on behalf of Vintage Equities, LLC, introduced the application as a site plan amendment reducing the size of the building from 89,754 sqft to an 82, 720 sqft building, original 28 trailer loading bay to 25 trailer loading bays, and original 85 passenger car parking space to 71 passenger car parking spaces and noted the previously approved variances for the fence/retaining wall, parking spaces, tree compensation, parking lot, and signage.

3 witnesses were introduced by Mr. Allen and sworn in by the board solicitor.

1) Kasriel Lefkowitz, Vintage Equities, LLC – Applicant Representative

- 2) Chad Gaulrapp, PE, Pennoni – Applicant’s Site Engineer
- 3) Salvatore Tomasiello, RA – Tokarski & Millermann Architects, LLC -Applicant’s Architect

Mr. Gaulrapp gave testimony referencing the nature of the changes in the application. At this time, he went through the Exhibits:

- A-1 Aerial Site Overview**
- A-2 Site Plan Rendering**
- A-3 Turning Movement**

Mr. Tomasiello went through Exhibits 4 & 5

- A-4 Front Building Elevation**
- A-5 Rear Building Elevation**

Professional Comments

Ed Farrell: Had discussion with the applicant referencing his Review Letter dated July 24, 2023. He discussed turning templates, lighting, and the stormwater/NJDEP green infrastructure.

The applicant agreed to meet green infrastructure requirements. Ed Farrell noted two (2) test pits infiltration for it to work and there were none within the footprint. Mr. Gaulrapp asked the board to allow to have discussion with the DEP to get 2 test pit locations. Ed Farrell requested Geotechnical certifications.

Chris Dochney: Noted variances that were previously granted and mentioned the landscaping islands and parking variance needed. He asked about the public access recreation in the plans.

Mr. Gaulrapp responded and discussed the public access point as a DEP requirement and that he hopes to work with the municipality for an acceptable alternative to the DEP. He also gave testimony regarding signage that would not exceed the height of the roof and discussion of the tree replacement ordinance and their landscaping plan.

Mr. Agren provided comment from the environmental commission about drainage.

No comments were received from the Fire Marshal’s office.

The meeting was opened to the public with a motion by Mr. Lenkowski, second by Mr. Nichols, and unanimous approving voice vote. When no one came forward this portion was closed, following a successful voice vote (motioned by Mr. Nichols, 2nd by Mr. Lenkowski, all members voted in favor)

Mr. Nichols made a motion to approve as submitted with contingent upon all necessary prior approvals, waivers requested, and reduction of tree compensation, 2nd by Vice-Chair Rost. The motion succeeded with a roll call vote of 7 members voted in favor and no opposition.

CORRESPONDENCE

- **JIF Land Use Board Member Training**

The packet was reviewed and signed by the members on the board.

REPORTS

1. **Planning Board Solicitor** (John Alice)
2. **Planning Board Solicitor** (Bryson and Yates)
3. **Planning Board Solicitor** (CME Associates)

RESOLUTION FOR MEMORIALIZATION

- **2023-16: Matt Moore** – Motioned by Vice-Chair Rost, 2nd by Mr. Lenkowski, Roll Call Vote 6 members voted in favor, 1 Abstention (Mr. Agren)
- **2023-17: Extension for Colonial Pipeline** – Motioned by Mr. Lenkowski, 2nd by Vice-Chair Rost, Roll Call Vote 6 members voted in favor, 1 Abstention (Mr. Agren)

OPEN/CLOSED TO THE PUBLIC

Motioned by Mr. Nichols, 2nd by Deputy Reid, and approved by unanimous approving voice vote. When no one came forward this portion was closed, motioned by Mr. Nichols, 2nd by Deputy Reid, and a unanimous approving voice vote

ADJOURNMENT

Motioned by Mr. Lenkowski, 2nd by Mr. Nichols, and a unanimous approving voice vote

Respectfully submitted,

Patricia Austin
Executive Secretary