

**MAYOR**  
Denice DiCarlo

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



**Acting 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 08086-0089  
Phone (856) 845-4004

### **August 28, 2018 PLANNING BOARD MINUTES**

The regular monthly meeting of the West Deptford Township Planning Board was held on Tuesday August 28, 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
Mike Nicolosi	Joseph Monahan
Paul Lenkowski	Committeeman Robinson
Committeeman Reid	

Absent:

Mayor DiCarlo	Vito Guinta, Alternate 1
Mark Goggin	
Hunter Kintzing*	

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

The June 26, 2018 minutes were reviewed by the board, with a revision noted on a motion, a motion was made by Committeeman Reid with a second by Mr. Nicolosi to approve the minutes as amended. Roll Call Vote 6-Yes, 0-no, 1-Abstention (Committeeman Robinson) Motions carries.

\*Mr. Kintzing arrived after the approval of minutes.

**OLD BUSINESS:** None

## **NEW BUSINESS:**

### **1. Presentation 2018-6**

**APPLICANT:** Solvay Specialty Polymers

**LOCATION:** 653 Mantua Grove Road, Block 346.07, Lot 22.01, Tax Map 36, Zone M1

**ACTION REQUESTED:** Construction of groundwater remediation facility. Marie Braaden Engineer, along with Stu Dember; Attorney for the Solvay, Mitch Gertz, Project Manager gave the presentation on the construction of the ground water remediation facility.

The operation will operate and will be monitored by Solvay Employees with oversight by NJDEP. This will be a six to eight month construction and with a goal to be up and running by September of 2019.

Mr. Nicolosi gave the report from the Work Committee

Mr. Agren addressed the board on behalf of the Environmental Commission, stating all comments were addressed.

Committeeman Robinson made a motion with a second by Committeeman Reid to open the meeting to the public.

Wayne Vitale, 59 Marion Road

Who is an Attorney and represents the adjoining property owners William and Susan Press; asked what papers were filed to find out what they are extracted from the water. Mr. Gertz replied to the questions asked.

Mr. Vitale also asked if the board will get results from the tests or monthly reports. Mr. Alice referenced the Township has no jurisdiction in the testing.

Ed Komczyk, 18 hillside Rd

Addressed the board on behalf of the Environmental Commission

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

A motion was made by Committeeman Reid with a second by Mr. Nicolosi to accept the presentation given by Solvay in which all board members were in favor.

### **2. Amended Preliminary and Final Site Plan 2018-7 - Approved**

**APPLICANT:** Bostik Inc.

**LOCATION:** 2000 Nolte Drive, Block 350.02, Lot 1, Tax Map 36.01, Zone: M2

**ACTION REQUESTED:** Preliminary and final site plan and sign variance to allow for the development of the Project Leapfrog facility expansion consisting of a 7,410 sq.ft. manufacturing building, 18 new dry bulk storage silos, a new driveway, 5 new truck loading spaces, 2 storm water basins and 4 wayfinding directional signs which include the applicants corporate logo, not permitted by Chapter 166-43.B(1)(h).

Michael Floyd, Attorney gave presentation for the amended Preliminary and Final Site Plan application; along with Joe Harris, Facility Manager, Tom Wheeler; Project Manager, Chad Gaulrapp, Pennoni Project Engineer, Robert Grove; Architect, and Thomas Dancsecs Project Engineer from Pennoni.

Mr. Chad Gaulrapp presented exhibits A-1 through A-4 (4.1 & 4.2) were presented to the board displaying Aerial view, site plan rendering landscaping, overall Site plan with new sign, and Architectural plans.

Buffers will be implemented around the basins and new ramps to replace the current ramps for loading space.

Board Professionals Paul Briere and Mr. Petrongolo presented their reports to the Board, to which all comments were addressed.

Fire Marshal John Austin provided written report with no objections.

Mr. Nicolosi spoke on behalf of the Work Committee.

Mr. Agren addressed the Board on behalf of the Environmental Commission stating all comments were addressed.

Mr. Agren made a motion with a second by Mr. Nicolosi to open the meeting to the public.

Bill Urban, 681 Grove Road

Mr. Urban had questions regarding the maintenance of the Road, who monitors trucks and route. Mr. Urbans questions were answered by both Board Members and the Applicant.

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

A motion was made by Committeeman Reid to approve the amended preliminary and final site plan with variance for the sign, contingent upon the Work Committee Report, Planner's Report, and Engineer's Report. A second was made by Mr. Nicolosi. Roll call Vote 7-yes, 0-no. Motion carries in the affirmative.

#### **CORRESPONDENCE: NONE**

#### **REPORTS:**

Mr. Briere had nothing additional to report.

Mr. Petrongolo updated the Board on open projects; COIM and Amazon are moving forward, The Professionals met with representatives of Gulf Oil and are waiting for revised buffering plans, Atlantic Utility Trailers are moving forward after hearing form DEP and Grove Land Urban Renewal has applied for funding from NJHMFA. WAWA Diesel project finally moving forward with the bond/escrow soon to be submitted to the Township.

Mr. Alice had nothing additional to report.

Chairman Zimm pleased with update had nothing additional to report.

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

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

Ed Komczyk, 18 Hillside Road/Board Member Environmental Commission came forward to provide an update regarding the ERI.

Bill Urban, 681 Mantua Grove Road had questions regarding public notice.

When no one else chose to come forward the public portion was closed.

**MEMORIALIZE RESOLUTIONS:** A motion was made by Committeeman Reid with a second by Mr. Nicolosi to memorialize 2018-11 (GCUA). Roll Call Vote 6-yes, 0-no, 1-Abstention (Committeeman Robinson). Motion carries in the affirmative.

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

Respectfully Submitted,

Camille Atkinson  
Recording Secretary