

**MAYOR**  
Denice DiCarlo

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



**Acting Township Administrator**  
Lee Ann DeHart

**CMFO**  
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

### **November 27, 2018 PLANNING BOARD MINUTES**

The regular monthly meeting of the West Deptford Township Planning Board was held on Tuesday November 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
Mike Nicolosi	Mark Goggin
Paul Lenkowski	Committeeman Robinson
Committeeman Reid	

Absent:

Joseph Monahan  
Hunter Kintzing  
Vito Guinta, Alternate 1

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

The October 23, 2018 minutes were reviewed by the board, with a motion made by Mr. Nicolosi with a second by Mr. Lenkowski to approve the minutes. Roll Call Vote 7-Yes, 0-no.

**OLD BUSINESS:** None

**NEW BUSINESS:**

**MINOR SITE PLAN 2018-9 - Approved**

**APPLICANT:** HA DeHart & Son

**LOCATION:** 311 Crown Point Road, Block 337, Lot 1,31,43, Tax Map 28, Zone: C

**ACTION REQUESTED:** Minor Site Plan to for a building expansion joining two existing buildings. Bulk variances will be sought including impervious coverage, front and side yard setbacks, minimum lot size, size of on site and directional signage, parking (to include landscaping, paving, curbing of parking areas, fencing, and minimum number of spaces) design waivers as needed and required for landscaping and lighting or other matters, and any other relief (variances or design waivers) which may be necessary. Applicant also seeks minor subdivision approval to consolidate two lots.

Mr. Bryan Hall, Attorney for the Applicant, Steve Cossaboon; Engineer, Joe Thompkins; President, and Rich Troiani were sworn in and gave testimony for this minor site plan. Exhibit A-1 (site plan) and A-2 (elevation) were presented to the board and displayed for public view.

Board professionals Stan Bitgood and Mr. Petrongolo presented their reports to the board. All comments have been addressed and the applicant has been compliant and are willing to work with the Professionals.

Fire Marshall gave written report with no objections.

Mr. Agren spoke on behalf of the Environmental Commission stating all comments have been addressed.

Mr. Nicolosi spoke on behalf of the Work Committee recommending approval.

A motion was made by Committeeman Robinson with a second by Committeeman Reid to open the meeting to the public, with all board members in favor.

At this time Pastor Dave Delaney of St. Paul's Church 74 Church Street and his private residence 69 Woodland Ave came forward concerned with the appearance of the property on the Church Street entrance facing a neighborhood and appearing industrial. After hearing the presentation he is pleased to hear of the landscaping that will be taking place on the property.

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

A motion was made by Committeeman Reid to approve the minor site plan contingent upon the Work Committee Report, Planner's Report, Engineer's Report and working with Board Planner to develop a landscape plan. The motion was seconded by Mr. Nicolosi. Roll Call vote 7- yes, 0-no.

**CORRESPONDENCE: NONE**

**REPORTS:**

Mr. Petrongolo gave updates on the outstanding projects and Mr. Alice suggested to contact the business. Mr. Briere stated Bostik submitted compliance plans.

Chairman Zimm pleased with update had nothing additional to report.

**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 with a motion by Mr. Nicolosi and a second by Mr. Agren.

**MEMORIALIZE RESOLUTIONS:** A motion was made by Mr. Lenkowski with a second by Committeeman Reid to memorialize 2108-13 (GGB). Roll Call Vote 7-yes, 0-no.

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

Respectfully Submitted,

Camille Atkinson  
Recording Secretary

Adopted on: \_\_\_\_\_