

MAYOR
RAYMOND CHINTALL

TOWNSHIP COMMITTEE
Samuel Cianfarini
Denice DiCarlo
Jeff Hansen
Jerry Maher



Acting Township Administrator
Brandon E. Umba

CMFO
William Pine

Township Clerk
Amy Leso, RMC

WEST DEPTFORD TOWNSHIP

Municipal Building
400 Crown Point Road
West Deptford, New Jersey 08086-0089
Phone (856) 845-4004

January 28, 2014
PLANNING BOARD MINUTES

The regular monthly meeting of the West Deptford Township Planning Board was held on Tuesday, January 28 at 7:00 PM at the Township Municipal Building. Mrs. Hack called the meeting to order, read the Open Public Meetings Act Statement and lead the group in saluting the Flag.

Roll call as follows:

Present:

Mr. Charles Brem*	Deputy Mayor Jeff Hansen	Committeeman Jerry Maher
Mr. Michael McManamy	Mr. Tom McFadden	Mr. Joe Monahan
Mr. Mike Nicolosi	Mr. Anthony Pizzo	Mr. Pete Schultes
Mr. Dick Wagner	Mr. Bob Waller	

Absent:

Mayor Ray Chintall

**Arrived after roll call*

Ms. Hack asked for a motion to nominate a Chairman. Committeeman Maher motioned to nominate Mr. McManamy, which was seconded by Mr. Pizzo. Roll call vote 9 yes, 0 no.

Committeeman Maher made a motion to nominate Mr. Monahan as Vice Chairman, which was seconded by Mr. McManamy. Roll call vote 9 yes, 0 no.

Mr. McManamy made a motion to nominate Mr. Nicolosi as Board Secretary, which was seconded by Committeeman Hansen. Roll call vote 9 yes, 0 no.

Mr. McManamy made a motion to appoint Mrs. Michelle Hack as Recording Secretary which was seconded by. Mr. Pizzo Roll call vote 9 yes, 0 no.

Mr. McManamy made a motion to appoint William F. Ziegler, Esq. from Holston, MacDonald, Uzdavinis, Eastlack, Ziegler and Lodge as Board Solicitor, seconded by Mr. Wagner. Roll call 9 yes, 0 no

Mr. McManamy made a motion to designate the South Jersey Times as the Official Newspaper of the Board. This was seconded by Mr. Nicolosi. Roll call vote 9 yes, 0 no.

Mr. McManamy made a motion to approve the schedule of work committee meetings slated as the 1st Monday of each month at 4:30 PM on an as needed basis. This was seconded by Mr. Nicolosi. Roll call vote 9 yes, 0 no.

Mr. McManamy named the following to be appointed to the Work Committee: Mike McManamy, Ellen Lanciano, Bill Bondar, Committeeman Maher, Joe Monahan, and Mike Nicolosi as Chairman.

Mr. McManamy made a motion to approve the schedule of meetings slated as the 4nd Tuesday of each month in accordance with Open Public Meetings Act, as published on the bulletin board within the Township. This was seconded by Mr. Nicolosi. Roll call vote 9 yes, 0 no.

Mr. McManamy made a motion to appoint Joe Augustyn from the Alaimo Group as Board Planner, seconded by Mr. Wagner. Roll call 9 yes, 0 no

Mr. McManamy made a motion to appoint Hugh Dougherty from Pennoni Associates as Board Engineer. This was seconded by Committeeman Maher. Roll call 9 yes, 0 no.

Solicitor William Ziegler swore in all new Board members.

The November 26, 2013 minutes were approved as submitted. Motion made by Mr. McManamy, seconded by Mr. Monahan. Roll call vote was 3 yes, 0 no, 6 Abstain (Waller, Wagner, Schultes, Pizzo, Nicolosi, Maher, Hansen, and Brem). Motion carries in the favor of affirmative.

Mr. McManamy made a motion stating at each meeting all Township professionals are sworn in at each meeting. Motion was seconded my Committeeman Maher, all in favor.

OLD BUSINESS: None

NEW BUSINESS:

1. **Waiver of Site Plan Review-Approved**

APPLICANT: NuStar

ADDRESS: 4 Paradise Road

LOCATION:Block 328, Lot 1.21, Tax Map 26

ACTION DESIRED: Waiver of site plan to install equipment/facilities for 20 additional crude heating and unloading in an existing rail area. Existing worn rail will be upgraded along with containment area.

Committeeman Jerry Maher recused himself from this application citing employment by the applicant. William Horner, Esquire and Martin Champagne, Manager of NuStar Asphalt Refining, Manager of Capital Projects. Mr. Champagne, who is also a licensed PE was sworn in to provide testimony to the application and was accepted by the Board as an expert witness. He then explained what NuStar produces and how their operations work, which call for the need of proposed expansion. The Board and the applicant discussed a variety of topics, including rain water contamination and separation thereof, traffic flow increase, spillage procedure and property setbacks. Mr. Augustyn discussed the agreements that were met from the work committee and provided his report. Mr. McManamy opened the floor for comments. Mr. Dave Sileo of 1014 Juniper Court asked questions related to location specifications, Homeland Security, rainwater and crude oil. No one else from the public spoke therefore the Chairman closed the floor for further public comment. Mr. Pizzo made a motion to approve the application subject the Mr. Augustyn's and Mr. Dougherty's reports and further subject to recommendations that any outside agencies that have authority may have on this application. Motion was seconded by Deputy Maher Hansen. Roll call vote 9 yes 0 no.

CORRESPONDENCE:

Mr. Dougherty reported he is in receipt of correspondence from Federici and Akin for an amended wastewater management plan for the project known as The Farm. Mr. Dougherty and Mr. Ziegler explained what the amendment means and discussed with the Board the history and the status of the project, including the extensions received. Mr. McManamy made a motion to accept and file the correspondence; additionally the Board requested to the Board professionals to study archived Farm files and report back their findings at an upcoming meeting prior to any written response to this correspondence. Mr. Nicolosi provided the second and roll call vote confirmed 9 yes and 0 no.

OPEN MEETING TO THE PUBLIC:

Mr. McManamy opened the floor to the public. Mr. Dave Sileo from 1014 Juniper Court spoke on The Farm. He asked the Board to be mindful of the environmental impact, cost factors, and possible endangered species on the land. He further stated that it's his opinion the State Courts have too much to say in Municipal business and he believes the residents will be opposed to this project. No one else from the public presented themselves to speak therefore closing the public floor portion of the meeting.

REPORTS:

Mr. Augustyn thanked the Board for his appointment and invited new Board members to attend the Alaimo sponsored NJ State mandatory class that all board members must attend. It will be hosted by Alaimo on February 15, 2014. Please see Ms. Rost to register.

Mr. Zeigler and Mr. Dougherty also thanked the Board for their appointments.

Mr. McManamy made a motion to memorialize the actions that took place at this meeting. Mr. Nicolosi provided the second, to which the Board was unanimously in favor.

Mr. McManamy made a motion to memorialize the Resolutions 2013-7 (Kintzing) and 2013-8 (Dunkin Donuts) to which Mr. Nicolosi provided the second. Roll call vote was 3 yes, 0 no, 6 Abstain (Waller, Wagner, Schultes, Pizzo, Nicolosi, Maher, Hansen, and Brem). Motion carries in the favor of affirmative.

Mr. McManamy made a motion to adjourn. Committeeman Maher provided the second, to which the Board was unanimously in favor.

Respectfully Submitted,

Michelle Hack
Planning Board Secretary