

MAYOR

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TOWNSHIP COMMITTEE

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**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
Phone (856) 845-4004

PLANNING BOARD OF MINUTES

September 26, 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: Phil Zimm Sandra Rost Mayor Mehaffey Rick Nichols
Hunter Kintzing Paul Lenkowski Ahmad Tamous

Absent: Jim Robinson Deputy Mayor Reid Eric Agren

- **Swearing In of Professionals –** Chris Dochney and Ed Farrell were sworn in by John Alice

APPROVAL OF PREVIOUS MEETING MINUTES

- August 22 Meeting Minutes; Motion to approve by Mr. Lenkowski, 2nd by Ms. Rost, 6 members approved, 1 abstention (Mayor Mehaffey), 0 opposed.

OLD BUSINESS

- **NONE**

NEW BUSINESS

1. PB-2023-0019 735 Mantua LLC

735 Mantua LLC Tax Map; 35, Block:366, Lot(s) 1,15,19

735 Mantua Pike C (Commercial) Zone

Requested Relief: Minor subdivision and preliminary and final major site plan with variances and waivers for expansion of shopping center.

Bob Baranoski – Hyland Levin Shapiro LLP, Attorney for the Applicant 735 Mantua LLC. Introduced his witnesses:

1. Tim Kalavruzos – Representative of Ownership
2. Brian Clearly – Project Manager at Pettit Group – Professional Engineer
3. Terry Cohens – Professional Planner Architect
4. Nathan Moseley – Traffic Engineer at Shropshire

At this time all 4 witnesses were sworn in by John Alice.

Mr. Baranoski gave testimony of the past submissions that have been previously submitted and The Professional letters that were received will be addressed. The application is a three (3) lot site. The existing retail building, lots 15 & 19, single family dwelling, lot 1 and proposing to take down part of the retail building, leaving 7,132 sq ft of the existing building for current tenants and reconstructing 8,160 sq ft expansion retail building to be connecting to the existing. 3 units for the tenants with additional site improvements. The new total retail space as a result of the proposal is approximately 15,292 sq ft with an increase of 3,864 in floor area.

Minor subdivision associated with the application proposal to create a separate lot, this would be done by sliding lot one (1) over to create more space and will be filed by deed and would, with condition of approval, be submitted and legal description to the professionals for review prior to recording. The variance relief with the proposal includes bulk variance relief – parking, requires 92 for retail, 56 are being proposed, previously 59 spots, a dumpster was moved. 10 consecutive parking spaces, of which 24 are proposed.

Witness #1 – Tim Kalavruzos, gave testimony of the site – Gariel Screen Printing, Comic Store, Tattoo Shop, which is vacated, Sandwich Store, and Okinawa Kenpo Karate, all would like to stay. The applicant is proposing to beautify the site.

No Comments from the board.

Witness #2 – Mr. Cohens, LLP, was accepted by the board, went over the exhibits and the improvements to the site.

Exhibit A-1: Aerial View of the Property

Exhibit A-2: Colored Rendering of Landscaping Plan and site Plan overlay.

Proposing re-subdivision of the property site plan as proposed.

Mr Cohens also mentioned and went over,

Variance – Resident set back required is 30' set back, currently 29.8ft, seeking relief.

Parking Variance requires 92 spaces, providing 56 spaces.

Accessory building setback -existing shed, 6' set back is required, currently it is 1/2"

Having these variances would be an improvement to the property and won't be a detriment to the public.

Comments/questions from the board – **Mr. Kintzing** questioned (1) The square footage of the building, which is 11,650 sq ft, proposing 15,300 sq ft, and increase of 3,600 sq ft, (2) Number of parking, 18 currently and proposing 56. **Mr. Zimm** commented on the variances.

Witness #3 – Mr. Mosely, Traffic Engineer – Shrosphsire, the board welcomed him back, gave testimony of the traffic Control, Traffic Engineering Assessment Report dated July 12, 2023, submitted with the application. Mr. Mosley did traffic counts on existing public access points, Greenwood and Shivers, counts were done during typical weekday. Afternoon and Saturday conditions/ The frontage is on Route 45, the existing tenants were there when the counts were done. The traffic counts were done as if it was a new building not an existing Mr. Mosley spoke of the points of access, 1 new driveway on Rte. 45, currently there are 2 driveways on Rte. 45 which will be combined to make one central driveway. Controls will be made to define which will be an improvement. There was a level service analysis done; A – minimal delays, F – sitting for a long time waiting to turn onto the highway. There are good levels of service, the site and design have a safe design for circulation and will accommodate tenants. Peak demand 2.9 spaces per 1000 sq ft, whereas this sight proposed 3.66 spaces per 1000 sq ft. Average peak demand observed by ITE is significantly less than the proposed parking supply.

No Comments from the Board.

Witness #4 – Mr. Clearly, Pettit Group was accepted by the board. Spoke on Stormwater design. Will work with board engineer with all requirements on Stormwater. Mr. Zimm questioned what a "Rain Garden" is, Mr. Clearly responded it is a decorative basin and will not hold water.

No Comments from the Board.

Mr. Baranoski commented on the review letters and will provide and easement for outfall of lot 1, will agree with condition to approval required of conformance review.

No Comments from the Board.

Comments from the Professional: **Chris Dochney** has a few comments, **Variances**, design waivers are needed, **Off Street Loading Spaces**, design waiver is needed, **Landscape Buffer, Parking Requirements, Tree Removal Protection**, Mr. Dochney does not see a problem with removal of a tree and Applicant paying – Applicant agrees. Mr. Dochney wanted to clarify on his letter (6E) Tree Ordinance-needs a design waiver, no objection from Mr. Baranoski, **The site signs are directional signs, Architectural Elevation-awnings and doors, Mr. Baranoski will make sure that the architect reviews the elevation**.

Ms. Rost mentioned Safelight and parking and storing of cars for a length of time – no cars will stay overnight or for any length of time.

Mr. Zimm to Mr. Dochney the layout of drive bays.

Mr. Cohens is seeking relief on the site triangle 12 ft back from the road no 30 ft, Mr. Dochney is good with the request.

Ed Farrell spoke with the engineer and agreed to most of the comments in the review letter. He went over a few things that were mentioned – waiver request for providing off site grading 200 ft from the property, circulation, engineer gave testimony of circulation, lighting design, no issues with addressing comments ADA grading, Engineer provided no comments, stormwater design is not compliant with DEP to include infiltration system, maintenance plan has not yet been provided. He is asking for a detailed maintenance plan for review to meet DEP requirements. Submission of low impact development check list and an attachment of development for stormwater, submitted incomplete.

Mr. Farrell's recommendation to the board – Preliminary go forward get permits from DEP. Mr. Baranoski – any approval that is approved would be conditioned to be the same receiving DOT DEP. Mr. Alice questioned Mr. Farrell about DEP not giving permits, Mr. Farrell mentioned his concern is that he performed a full review of stormwater design and if its not compliant with DEP, they will deny permits. No Comment from the Board.

No comment from Environmental Commission

Need to address – Fire Marshal

At this time the application was open to the public, motioned by Ms. Rost, 2nd by Mr. Lenkowski, All in Favor – AYE, when no one came forward this portion was closed, motioned by Ms. Rost, 2nd by Mr. Lenkowski, All in Favor – AYE

Motion to approve by Mr. Kintzing, minor subdivision, both preliminary and final site plan along with waivers and requested variances and subject all testimony given with compliance with board professional letters specifically subject to applicant getting all outside agencies, 2nd by Mr. Nichols, Roll Call Vote, 7 members voted yes, 0 no.

CORRESPONDENCE

NONE

REPORTS

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

RESOLUTION FOR MEMORIALIZATION

- 2023-20: COIM Motioned to approve by Ms. Rost, 2nd by Mr. Lenkowski, Roll Call Vote, 7 members approved, 0 opposed.
- 2023-21: DR Horton Motioned to approve by Ms. Rost, 2nd by Mr. Lenkowski, Roll Call Vote, 6 members approved, 2 abstentions (Mayor Mehaffey and Mr. Tamous), 0 opposed.

OPEN TO THE PUBLIC

- Ms. Rost motioned to Open to the Public, 2nd by Mr. Lenkowski, All in Favor, AYE; when no one came forward Ms. Rost motioned to Close to the Public, 2nd by Mr. Lenkowski, All in Favor, AYE.

ADJOURNMENT

- Mr. Kintzing motioned to Adjourn, 2nd by Mr. Lenkowski All in Favor, AYE

Respectfully submitted,

Patricia Austin

Patricia Austin

Recording Secretary

Adopted on October 24, 2023

ADOPTED ON _____