

**MAYOR**  
Denice DiCarlo

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



**Acting Township Administrator**  
Lee Ann DeHart

**Chief Financial 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

### **PLANNING BOARD MEETING MINUTES**

TUESDAY, JULY 27, 2021

#### **CALL THE MEETING TO ORDER**

The regular monthly meeting of the West Deptford Township Planning Board was held on Tuesday July 27, 2021 at 7:00 PM at the Municipal Building. Philip Zimm, Chair called the meeting to order, led the Flag salute, read the Open Public Meetings Act and asked the Board Secretary for a roll call.

Evan Crook swore in board professionals Chris Dochney, and Paul Breier.

Roll call as follows:

#### **Present:**

Philip Zimm    Ahmad Tamous  
Eric Agren  
Committeeman Reid  
Paul Lenkowski

#### **Absent:**

Mayor DiCarlo/ Committeeman Robinson  
Mark Goggin  
Mike Nicolosi  
Hunter Kintzing

#### **APPROVAL OF PREVIOUS MEETING MINUTES**

Mr. Lenkowski made a motion to approve the June 22, 2021 minutes, a second was provided by Mr. Agren. Roll Call Vote: 3 Yes, 0 No, 2 abstain. Motion carries in the affirmative.

**OLD BUSINESS:** None

#### **NEW BUSINESS:**

1. **Application #21-PB-0009 (Colfer Enterprises, LLC)**  
**Colfer Enterprises, LLC**    **Tax Map 28, Block 335.01, Lot 7**  
**River Lane Access Road**    **Light Manufacturing (M-1) Zone**  
**Requested Relief:** *A preliminary and final major site plan for a 6,900 SF commercial facility (proposed garage) and various site improvements.*

The applicants Attorney; Dave DiClemente gave the presentation for this application. Jessie Doughty and John Colfer were sworn in by Board Solicitor to provide testimony regarding this application.

The following Exhibits were presented throughout the presentation:

1. Exhibit A1: Aerial Photograph with a Site Plan Overlay
2. Exhibit A-2: Rendered Site Plan
3. Exhibit A-3: Truck Turning Template
4. Exhibit A-4: Utility Plan
5. Exhibit A-5: Prelim. Architectural Drawings

Proposing 6900 sq.ft. commercial building with onsite parking for 7, there will be 1 dedicated space for ADA compliance. Building will occupy 17.5% impervious coverage and the overall site 36.7%. The building height will be 25 ft. tall. Site Landscaping will include Junipers, Red Caesars, and Holly Trees. Infiltration basins proposed with overflow to the existing drainage. Landscaping to screen the parking lot for headlight glare. Instead of 4ft berms, proposing 1ft berms to maintain existing street trees. LED light fixtures @ 4000deg. Not proposing loading dock but did propose access for SU40 delivery truck with a truck turning template that included a loading zone. No wetlands on the site. Not proposing trash enclosures because there will be no large trash cans. Will utilize the 96gal rolling tote which will be dedicated to a private hauler. Presented traffic study and proposed no site signs.

Mr. Zimm opened to the board for questions.

Mr. Agren and Mr. Tamous asked questions and received responses to their satisfaction.

Mr. Zimm opened to the board professionals for questions to the applicant.

Mr. Dochney gave comments to the board and stated that the comments to the applicant previously stated were satisfied. Requested response as to the intended use of the building. Applicant responded that it will be an office/storage space by contractors for a single tenant. NO variance is required for berms. Will proper signage permits be obtained once a tenant has been identified? Applicant agreed.

Mr. Breier – Questioned the hours of operation. Applicant stated that they do not know but will be mindful of the ordinance. Applicant - If the hours are outside of the ordinance that would be taken up with the township. Ongoing item about environmental, phase 1. Applicant responded to satisfaction. Basin size was questioned, and applicant responded to satisfaction. Questioned the sanitary/sewer provisions, which was not mentioned in the presentation. Applicant-stated that proposal is for a small blinder pump to not disturb the roadway. Resubmission will include stated information and specifications.

After professional comment, Mr. Zimm opened the floor once more to the board members.

Committeeman Reid – Questioned the environmental concerns, stormwater and soil, basin sizes and infiltration rates, electric/utility company, the site plan in reference to the wetlands, and office space usage in reference to the fire access. Applicant responded to satisfaction and reference Exhibit A2.

Mr. Zimm questioned the availability of additional drawings of the building. Applicant stated that prelim architectural drawings are in his possession and were presented to the board as Exhibit A5.

Committeeman Reid confirmed that there was no contamination in phase 1 of environmental. Applicant confirmed. Environmental Commission was satisfied.

Condition of approval from Fire Officials.

With no questions or comments from the board or professionals the application was opened to the public with a motion from Mr. Agren, second by Mr. Lenkowski, no opposers. When no one

chose to come forward the public portion was closed by motion from Mr. Agren and second by Mr. Lenkowski, no opposers.

At this time a motion was made by Mr. Agren with a second by Committeeman Reid to approve the site plan with the following conditions:

1. Report from the County Fire Marshall
2. Phase 1 Environmental
3. Resubmit plans for basins

Roll Call Vote. 5-yes, 0-no. Motion carries in the affirmative.

### **CORRESPONDENCE -None**

### **REPORTS -Nothing to report**

1. Planning Board Solicitor (Malamut & Associates)
2. Planning Board Engineer (Federici & Akin)
3. Planning Board Planner (CME Associates)

Mr. Zimm requested that professionals be prepared to present updates on outstanding projects/applications at the next meeting.

### **RESOLUTIONS FOR MEMORIALIZATION**

**2021-5** (DocuVault Delaware Valley, LLC) – Solicitor stated that there was a requested change in verbiage to state cryogenic material storage facility research from genetic research verbiage that was originally stated on page 2. No objection from the board. Motion by Committeeman Reid and second by Mr. Lenkowski. Roll Call Vote 5-yes, 0-no Motion passed in the affirmative.

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

At this time with no further business, Committeeman Reid made a motion to open the meeting to the public, seconded by Mr. Lenkowski, no opposers. When no one came forward Committeeman Reid made a motion to close the public portion with a second by Mr. Lenkowski, no opposers

Announcement of new Director, Ann Bell.

### **ADJOURNMENT**

A motion was made by Committeeman Reid to adjourn the meeting with a second by Mr. Agren in which all board members were in favor. Meeting adjourned @ 7:42pm.

Respectfully Submitted,

Bernadette Davis Green  
Executive Secretary