

MAYOR
Denice DiCarlo

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Christine Greenwood

Acting Township Clerk
Lee Ann DeHart, RMC

WEST DEPTFORD TOWNSHIP

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

September 27, 2016 PLANNING BOARD MINUTES

The regular monthly meeting of the West Deptford Township Planning Board was held on Tuesday, September 27, 2016 at 7:00 P.M. at the Township Municipal Building. 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 4, 2016, by mailing written notice to the South Jersey Times and Courier Post on January 4, 2016 and by filing written notice with the Clerk of the Township on January 4, 2016. Mr. Zimm then led the group in saluting the Flag.

Roll call as follows:

Present:

Eric Agren

Mike Nicolosi

Adam Reid

Paul Lenkowski

Phil Zimm

Hunter Kintzing

Joseph Monahan

Peter Schultes

Denise DiCarlo

Mark Goggin Alt 2

- Peter Schultes left meeting @7:23pm just prior to the conclusion of the BOE presentation.

Absent:

Matthew Huesser Alt1

Solicitor John Alice swore in Board Professionals.

The August 23, 2016 minutes were approved as submitted with a motion made by Mayor DiCarlo, seconded by Mr. Nicolosi. Roll call vote: 7 yes, 0 no, 2 Abstain (Mr. Goggin, Mr. Lenkowski) Motion carries in the favor of affirmative.

The Chairman went off the agenda and handled the Correspondence prior to new business:

CORRESPONDENCE: Presentation West Deptford Board of Education

Lou Capelli, Attorney for the Board of Education along with Paul Kibbe, Myran Hall, made a courtesy presentation to the Planning Board regarding a parking lot solar panel project to begin in two months at the West Deptford High School. To be completed within a six month time span.

NEW BUSINESS:

1. 2016-8 – SITE PLAN REVIEW - APPROVED

APPLICANT: Heritage's Dairy Store

LOCATION: Corner of Mantua Grove & Grove Roads Block 351.14, Lot 15

ACTION DESIRED: Preliminary and Final Site Plan for a convenience store, and the following additional forms of relief: design waiver 143-21.C(19) to allow ornamental landscaping along road frontages; 143-20.D(2) to not provide landscaping around trash container area; and the following variances: 166-15.2H(2) to not provide a 50 foot buffer along a County right of way, 166- 33.B(4) to allow 16 parking spaces in a continuous row where 10 are allowed, 166-33.D(1) to not provide curbing around the parking spaces facing the proposed building and around the trash container area; 166-33.D(1) to not provide berms between parking and streets; and (e) to allow a façade sign where there are no regulations addressing such a sign either in MU or NC Zone Districts. The application requests any and all other variances, waivers or other forms of relief as may be required under the West Deptford Township Code, Municipal Land Use Law or by direction of Board.

Dale Taylor; Attorney, Harold Heritage Sr., Harold Heritage Jr., Fred Schaffner, Project Manager and Henry Haley, Engineer gave presentation for this matter. Photographic exhibits; Aerial Site A-1 and A-2 were presented.

Mr. Bitgood and Mr. Petrongolo addressed items in their review letters. Board members had questions regarding hours of operation, buffering, curbing, space for trailer parking, basin, and sprinkler system.

The meeting was then open to the public:

Nona Ostrove; Attorney for The Grande HOA spoke on behalf of the residents. Addressed concerns of a pedestrian walk (appeared on the plans, however the applicant agreed to remove it entirely), hours of operation, specifically being a 24 hour operation, truck parking, trash enclosure concerns of screening, screening from noise, and ensuring adequate screening from the commercial area to the residential area. Also questioned the function of the basin, i.e. standing water, and lighting not reflecting from property to neighboring cul de sac.

Lisa Caso 221 Hanover Rd, whose property is adjacent to the proposed basin spoke of concerns with adequate buffering, possible fence installation to keep the residential area separate from the commercial area.

Bob Waller, who provides landscaping services for the HOA gave his opinion on the species of trees being requested. The HOA preference will be a "green giant".

Harold Griffin Jr. HOA President indicated there is an existing landscape easement, had concerns for the existing sprinkler system, which is on the applicant's property in the easement area.

When no one else chose to address the board the public portion was closed.

Due to the open concerns with the HOA, grading of the property toward the basin, landscaping, fencing etc. it was agreed by the Applicant and HOA to conduct a site inspection, which include the Township's Professionals to come to an agreement on the buffering/landscaping issues.

A motion was made by Mr. Kintzing to approve the site plan, contingent upon the Planner's Report, Engineer's Report, Work Committee Report and a written consent from all parties agreeing on final terms for the landscaping/fencing issues. The motion was seconded by Mr. Lenkowski. Roll Call Vote 9- yes, 0-no. (Mr. Goggin voted in Mr. Schultes absence). Motion carries in favor of affirmative.

OLD BUSINESS: None

OPEN MEETING TO THE PUBLIC:

Mr. Zimm opened the meeting to the public, no one chose to address the Board, the public portion was closed.

REPORTS:

Mr. Bitgood, Mr. Petrongolo and Mr. Alice had nothing additional to report.

RESOLUTION MEMORIALIZATION:

A motion was made by Mr. Nicolosi to memorialize resolution R2106-10 EBO Properties, 1752 Crown Point Road, the motion was second by Mr. Kintzing. Roll Call Vote: 7 yes, 0 no, 2 Abstain (Goggin/Lenkowski). Motion carries in favor of the affirmative.

ADJOURNMENT:

With no further business Mr. Nicolosi made a motion to adjourn the meeting. Mr. Kintzing provided the second, to which the Board was unanimously in favor.

Respectfully Submitted,



Camille Atkinson
Recording Secretary

Adopted on 10-25-16