

**MAYOR**  
Denice DiCarlo

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



**Township Administrator**  
Lyman Barnes

**CMFO**  
Christine Greenwood

**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

### **September 26, 2017 PLANNING BOARD MINUTES**

The regular monthly meeting of the West Deptford Township Planning Board was held on Tuesday, September 27, 2017 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 5, 2017, by mailing written notice to the South Jersey Times and Courier Post on January 25, 2017 and by filing written notice with the Clerk of the Township on January 5, 2017. Mr. Zimm then led the group in saluting the Flag.

Roll call as follows:

Present:

Eric Agren	Phil Zimm	
Mark Goggin	Hunter Kintzing	Vito Guinta, Alternate 1
Paul Lenkowski	Mike Nicolosi	
Committeeman Reid	Mayor DiCarlo/Jim Robinson	

Absent:

Joseph Monahan

Solicitor John Alice Swore in board professionals Mr. Bitgood and Mr. Petrongolo.

The August 22, 2017 minutes were approved as submitted with a motion made by Committeeman Reid seconded by Committeeman Robinson. Roll Call Vote 7-Yes, 0-no, 2-Abstentions (Mayor DiCarlo & Mr. Guinta). Motions carries.

**NEW BUSINESS:**

**1. MINOR SUBDIVISION 2017-8 Approved**

APPLICANT: Nancy Lepore

LOCATION: Parkville Station Rd., Block 353, Lot 7, Tax Map 34

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ACTION DESIRED: Minor Subdivision to create two lots from one existing lot and a variance to allow a lot frontage of 213.725 feet for each lot where 250 feet is required by ordinance and any other variances and or waivers deemed necessary by the Board.

Mr. Gary Civalier, Engineer and Mr. Nick Lepore gave testimony for this application. Board Professionals Stan Bitgood and Jay Petrongolo gave their reports for this application, all items were agreed upon by the applicant. Mr. Nicolosi reported from the Work Committee.

Committeeman Reid made a motion to open the meeting to the public with a second by Mr. Nicolosi; when no one chose to come forward the public portion was closed.

A motion was made by Committeeman Reid, a second by Mr. Nicolosi to approve the minor subdivision application, contingent upon the Board Engineer's Report, Planner's Report, Work Committee Report and any outside agency approvals. Roll Call Vote- Yes-9, 0-no.

**2. MINOR SITE PLAN 2017-5 - Approved**

APPLICANT: Holcomb Bus Service Inc.

LOCATION: 317 Crown Point Rd., Block 337, Lot 10, Tax Map 28

ACTION DESIRED: Minor site plan application to restore the existing single family home which is located in the C – Commercial Zone and convert the home to offices for the Bus Company located immediately adjacent. A parking variance is requested along with any waivers or variances the Board may deem necessary.

Mrs. Kathie Renner, Attorney, Mr. AJ Holcomb, Mr. George Holcomb and Tom Bachard, Engineer gave testimony for this application.

The Board Professionals gave their reports for this application, all items were agreed upon by the applicant. Mr. Nicolosi then gave the Work Committee report.

A motion was made by Committeeman Reid and a second by Mr. Nicolosi to open the meeting to the public in which all board members were in favor. When no one chose to come forward the public portion was closed.

A motion was made by Mr. Nicolosi, a second by Committeeman Reid to approve this application contingent upon the Board Engineer's Report, Planner's Report, Work Committee Report and any outside agency approval . Roll Call Vote 9-yes, 0- no.

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**3. MINOR SITE PLAN 2017-9 – Approved**

APPLICANT: Atlantic Utility Trailer Sales Inc.

LOCATION: 137 Crown Point Rd., Block 346, Lot 1.03, Tax Map 29

ACTION DESIRED: Minor site plan application to allow for the development of a 912 sq.ft. storage building and a 9,120 sq.ft. pole barn as accessory improvements to the existing trailer sales, rental and maintenance facility, along with bulk variance relief to allow the proposed development without installing curbs or an all-weather parking surface. Along with any design waivers, submission waivers, variances interpretations of necessary relief the board may deem necessary.

Clint Allen, Attorney, Mr. Spencer Kiernan, and Mr. Andrew Hogue, Engineer gave testimony for this application. Shown were exhibit A-1; and aerial photograph of the property, A-2 An enlarged view of Site plan and A-3; Building Elevations.

Mr. Bitgood and Mr. Petrongolo gave their reports for this application, to which all items were agreed upon by the applicant. Mr. Nicolosi provided the Work Committee report.

Committeeman Reid made a motion to open the meeting to the public with a second by Mr. Nicolosi; when no one chose to come forward the public portion was closed.

A motion was made by Mr. Kintzing, with a second by Mr. Nicolosi to approve this application contingent upon the Engineer's Report, Planner's Report, Work Committee Report, Fire Official's Report and any outside agency approvals.  
Roll Call Vote 9-yes, 0- no.

**4. AMENDED PRELIMINARY & FINAL SITE PLAN & CONDITIONAL USE 2017-10 - Approved**

APPLICANT: COIM USA Inc.

LOCATION: 286 Mantua Grove Rd., Block 350.04, Lot 35.01, Tax Map 31.

ACTION DESIRED: Amended preliminary and final site plan and conditional use and any necessary bulk variance and design waivers to allow for the development of a 27,930 sq.ft, low free pre-polymer building expansion.

Attorney Clint Allen, along with Ashim Parmar; Plant Engineer, Mr. David Kingsley; Project Manager, Mr. Richard Jervis, Jr.; Engineer, Mr. David Horner, Traffic Engineer and Mr. Joesph Mancini, Planner were sworn in and gave testimony for this application. Exhibits A-1 -through A-5 were shown to the board. A-1 displayed an aerial photograph, A-2 Rendered Site Plan; tank farms with landscaping, A-3 Truck turning movement plan, A-4 Building Elevation, and A-5 Building Floor plan

Stan Bitgood and Jay Petrongolo gave their reports for this application, to which the applicant agreed to comply with all items. Mr. Nicolosi presented the Work Committee report. Mr. Agren also commented on behalf of the Environmental Commission.

Mr. Nicolosi made a motion to open the meeting to the public with a second by Committeeman Reid; when no one chose to come forward the public portion was closed.

A motion was made by Committeeman Reid and a second by Mr. Nicolosi to approve this application, contingent upon the Engineer's Report, Planner's Report, Work Committee Report and any outside agency approvals. Roll Call Vote- Yes-9, 0-no.

## **OLD BUSINESS:**

### **1. AMENDED FINAL SITE PLAN 2017-4 - Approved**

APPLICANT: NJ West Deptford Project LLC

LOCATION: 240 Mantua Grove Rd, Block 350.04, Lot 35, Tax Map 31

ACTION DESIRED: Amended final site plan and bulk variance approval to allow for the development of a distribution center. Amendment will allow for a revised grading and storm water piping design, additional 2,611 sq.ft. of building space for an increased building area of 652,411 sq.ft., a reduction in the number of on-site parking stalls from 1,595 to 1,568 spaces, an additional 5,768 sq.ft. of sidewalk in the trailer parking area and a modification to the passenger vehicle parking lot to accommodate drop off area shelter. Bulk relief to allow for proposed parking lot design that includes 15 parking spaces in a continuous row, where 10 are allowed by ordinance and flush curb where continuous curb is required around parking areas; allowance for an 8 foot fence, where 6 feet is permitted.

Attorney Clint Allen along with Mr. Gary Frederick; Sr VP of development, Mr. Chad Gualrapp; Engineer, Mr. Tom Dancsecs ;P.E.; Transportation Manager, and Mr. Robert Hunter; P.E. were sworn in and gave testimony for this application. Exhibits A-1 through A-5 were displayed showing aerial view, rendered site plan, architectural plans, as well as traffic study areas.

Mr. Stan Bitgood and Mr. Jay Petrongolo gave their reports on this application, to which all items were agreed upon by the Applicant. Mr. Nicolosi provided the Work Committee Report.

A letter from the Fire Official dated September 26, 2017 was read into the record.

Committeeman Reid made a motion to open the meeting to the public with a second by Mr. Nicolosi; when no one chose to come forward the public portion was closed.

A motion was made by Committeeman Reid and a second by Mr. Lenkowski to approve this application contingent upon the Engineer's Report, Planner's Report, Work Committee Report and approvals from outside agencies.

Roll Call Vote- Yes-9, 0-no.

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**CORRESPONDENCE: None**

**OPEN MEETING TO THE PUBLIC:**

Committee Reid motioned to open the meeting to the public with a second by Mr. Nicolosi. No one from the public chose to address the Board, the public portion was closed in which all board members were in favor.

**REPORTS:**

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

**MOTION TO MEMORIALIZE RESOLUTIONS-**

**The following resolutions were memorialized:**

A motion was made by Mr. Lenkowski to memorialize Colonial Pipeline 2017-8 the motion was seconded by Committeeman Reid. Roll Call Vote: 7 yes, 0 no, 2- Abstention (DiCarlo, Guinta).

A motion was made by Committeeman Reid to memorialize resolution 2017-9 Malcolm, the motion was seconded by Mr. Nicolosi. 7 yes, 0 no, 2 Abstention (DiCarlo, Guinta).

A motion was made by Committeeman Reid to memorialize NJWD Project 2017-7 the motion was seconded by Mr. Nicolosi. Roll Call Vote: 9 yes, 0 no.

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

Respectfully Submitted,

Camille Atkinson  
Recording Secretary