

**MAYOR**

James P. Mehaffey



**Township Administrator**

Lee Ann DeHart

**TOWNSHIP COMMITTEE**

Megan Kerr  
Ashley Morrell  
Adam Reid  
Jim Robinson

**Chief Finance Officer**

Michael Kwasizur

**WEST DEPTFORD TOWNSHIP**

**Municipal Building**

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

**Registered Municipal Clerk**

Lee Ann DeHart

**ZONING BOARD OF MINUTES**

**Tuesday, August 8, 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**

<b>Present:</b> Chairman Nichols	John Barna	Charles Fentress
	Amy Ives	Gary Rutter
<b>Absent:</b> Vice-Chair Oldt	Jessica Stewart	Jim Hink
- **Swearing In of Professionals**  
Chris Dochney and Ed Farrell were sworn in by John Alice

**APPROVAL OF PREVIOUS MEETING MINUTES**

- **July 11, 2023, Regular Meeting Minutes** – Motion to approve by Mr. Fentress, 2<sup>nd</sup> by Mr. Rutter – 6 members voted in favor, 0 opposed.

**OLD BUSINESS**

- **NONE**

**NEW BUSINESS**

**1. Application #ZB-2023-0013 (Roar Communications)**

<b>Roar Communications</b>	<b>Map 22, Block 252, Lot 10.03</b>
<b>433 Crown Point Road</b>	<b>C (Commercial) Zone</b>

**Requested Relief:** Use variance requesting a billboard sign as a second primary use on an existing commercial property, with various use and bulk variances for sign size, height, amount of freestanding signs, multmessage sign with varying changes to level of illumination, light.

**Vincent Sarubbi, Archer and Greiner**, representing the applicant requested to carry meeting to September 12, 2023, to be heard in front of a full board. No further notice will be given.

**2. Application #ZB-2023-0011(David Redfield)**

**David Redfield**

**Map 23, Block 277, Lot 7.01**

**650 Crown Point Road**

**Commercial © Zone**

**Requested Relief:** Variance from 166-36A for an accessory structure of 1020 sqft. Where 600 sqft. is permitted, and a variance permitting the accessory structure to be 15.5 ft. tall where 15 ft. is permitted.

**David Redfield, 650 Crown Point Road** – was sworn in by John Alice. Mr. Redfield gave testimony that the new structure would be used for personal use only. The existing garage will be taken down and the concrete will remain. The new structure is pre-build, no electric currently and no water. There was conversation between the board and Mr. Redfield of the reasoning behind the size of the structure and why it can't be smaller. Mr. Redfield stated that he wanted everything out of his basement because he can't due the steps due to his bad knees. Chairman Nichols questioned if there was a smaller structure that is closer in size to the ordinance. After discussion between Mr. Redfield and the board, Mr. Redfield agreed to amend the application for a smaller structure, 26 x 34 and keep the height of 15.5'.

**No further questions or comments from the board.**

The floor was motioned to open to the public by Mr. Fentress, 2<sup>nd</sup> by Mr. Barna, All in Favor, AYE, when no one came forward this portion was closed to the public, motioned by Mr. Fentress, 2<sup>nd</sup> by Ms. Ives, All in Favor, AYE.

Chairman Nichols motioned to approve the application, 26 x 34 sqft, (884 sqft) with the height of 15.5', 2<sup>nd</sup> by Mr. Barna. Roll Call Vote, 6 members voted in favor, 0 opposed.

**3. Application #ZB-2023-0012 (Irene Skartados)**

**Irene Skartados**

**Map 34.1, Block 356.03, Lot 27**

**34 Budd Boulevard**

**R-2 (Residential) Zone**

**Requested Relief:** Use variance permitting continued use of an in-law suite following the sale of the property.

**Irene Skartados, 34 Budd Blvd** – was sworn in by John Alice. Ms. Skartados gave testimony that she is selling her home with an In-law Suite which was previously approved in 2016. The buyer will continue its use as an in-law suite for family and will not be rented out. The postal address will be only one, 34 Budd Blvd.

No comments from the Professionals.

Motion to open to the Public by Mr. Fentress, 2<sup>nd</sup> by Ms. Russel, all in favor – AYE. When no one came forward this portion was closed, motioned by Mr. Barna, 2<sup>nd</sup> by Ms. Ives, All in Favor – AYE.

Mr. Barna motioned to approve the application, 2<sup>nd</sup> by Mr. Fentress, Roll Call Vote, 6 members voted in favor, 0 opposed.

**CORRESPONDENCE**  
**NONE**

**REPORTS**

1. **Zoning Board of Adjustment Solicitor** (John Alice)
2. **Zoning Board of Adjustment Engineer** (Bryson and Yates)
3. **Zoning Board of Adjustment Planner** (CME Associates)

**RESOLUTIONS FOR MEMORIALIZATION**

- **Resolution #2023-6: Harry Sturgis** – Roll Call Vote, 6 members voted in favor, 0 opposed.
- **Resolution #2023-7: West Deptford Real Estate Associates** – Roll Call Vote, 6 members voted in favor, 0 opposed.
- **Resolution #2023-8: ABCO Garden State** – Roll Call Vote, 6 members voted in favor, 0 opposed.
- **Resolution #2023-9: Karen Salerno** – Roll Call Vote, 6 members voted in favor, 0 opposed.

**OPEN TO THE PUBLIC**

Motion to Open to the Public by Mr. Fentress, 2<sup>nd</sup> by Mr. Rutter, All in Favor AYE

**CLOSED TO THE PUBLIC**

Motion to Close to the Public by Mr. Fentress, 2<sup>nd</sup> by Chairman Nichols, All in Favor AYE

**ADJOURNMENT**

Motion to adjourn by Mr. Fentress, 2<sup>nd</sup> by Ms. Russell, All in Favor AYE