

TOWNSHIP OF DEPTFORD  
PLANNING BOARD MINUTES  
JUNE 8, 2016

Chairperson, James Reed, opened the meeting with the following statement: "Adequate notice of this meeting has been provided for by sending notices to two newspapers, one of which is the official newspaper of Deptford Township; posted notice of this meeting in a public place reserved for such notices; and filing it with the Municipal Clerk."

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ROLL CALL: Present: Mayor Medany, Councilman Schocklin, Don Banks, Dave Wyatt, Joe Jones, Gary Kormann, James Reed  
Absent: Jack Eavis, Tony Wilson

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A motion was made by Gary Kormann to approve the minutes from the March 9, 2015 Planning Board Meeting. Second by Joe Jones. Roll call – all in favor – motion carried.

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A motion was made by Joe Jones to nominate RWD Consultants, a division of Pennoni as the Traffic Consultants to the Planning Board. Second by Councilman Schocklin. Roll call – all in favor – motion carried.

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APPLICATIONS

PMN002-15                      ALLEN & CAROLYN SILVEY                      BLK. 199, LOT 2  
(request for a 6 month extension)

Mr. James Burns, Solicitor for the Planning Board, explained to the Board Members that the applicant is still waiting for outside agencies approvals and that they meet the requirements for an extension. A motion was made by Joe Jones to approve the 6 month extension. Second by Gary Kormann. Roll call – all in favor – motion carried.

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PMSF001-16                      NJTD4 INVESTMENT GROUP                      BLK. 395, 398  
DEPTFORD WALK                      LOT various  
(request for a 12 month extension)

Mr. James Burns explained to the Board Members that the remediation process is still underway, and that the applicant is waiting for outside approvals. They do meet the requirements for a 12 month extension. A motion was made by Dave Wyatt to approve the 12 month extension. Second by Joe Jones. Roll call – all in favor – motion carried.

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PMSF003-05                      THE LANDING AT COOPER STREET                      BLK. 199, LOT 5, 6, 8.01  
(request for 12 month extension)

Mr. James Burns explained to the Board Members that the applicant is still seeking outside agencies approval and is working to build COAH houses for Veterans. Mr. Burns stated that the applicant does meet the requirements for an extension. A motion was made by Joe Jones to approve the 12 month extension. Second by Dave Wyatt. Roll call – all in favor – motion carried.

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PSPP010-06                      PERRY TORTORICE                      BLK. 386, LOT 8, 62, 66  
(request for 12 month extension)

Mr. James Burns explained to the Board Members that the applicant is waiting for outside agencies approvals, and does meet the requirements for the extension. A motion was made by Dave Wyatt to approve the 12 month extension. Second by Gary Kormann. Roll call – all in favor – motion carried.

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PSPP005-01

TWIN CEDARS ASSISTED LIVING  
(request for 6 month extension)

BLK. 413, LOTS 4, 5, 18

Mr. James Burns explained that the applicant has previously exhausted their 3 one year extension requests and they do not meet the requirements for another extension. A motion was made by Mayor Medany to DENY the 6 month extension request. Second by Gary Kormann. Roll call – all in favor – motion carried for denial.

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PSPP004-16

SMITHWICK HOLDINGS, LLC  
(prel. & final major site plan)

BLK. 561, LOT 17

Mr. William Ziegler, attorney for the applicant, introduced the applicant's engineer, Jim Clancy, the property owner, David Wickersham, and the builder Mr. Rodney Gonzales, whom were all sworn in. Mr. Ziegler explained the application stating that a previous winter storm had destroyed the warehouse. The applicant applied for demolition permits with Deptford zoning and construction, but the applicant demolished the entire building which makes the site plan approval necessary. Also, the applicant removed trees during the demolition without permits and were given a STOP WORK order from the Township. The applicant is asking for the site plan waiver due to time constraints with the renting of a temporary space. Mr. Wickersham then explained the business as where they make pipeline containers on site, then the containers are trucked to their necessary sites. It is the same operations as before the building was destroyed.

Mr. James Clancy, engineer for the applicant, then explained the plan, stating that they moved the building back into the building envelope which now conforms to the Township code. They will be adding additional landscaping along Linden Ave. The applicant will remove some additional trees that are diseased, and will be replacing trees on the site. Mr. Clancy explained the lighting for the site. The parking lot will be moved away from Linden Ave, while adding handicap spaces. A new fence will surround the site.

Mr. Brian Slaugh, Planner for the Township, asked about the building size and elevations. Mr. Rodney Gonzales, builder for the applicant, answered his questions.

Mr. Brian Slaugh asked about hazardous chemicals on site. The owner David Wickersham answered his questions stating that they do not use any chemical solutions to make the pipelines. They do have adhesives, which are not chemical that are stored in crates. Mr. Brian Slaugh reviewed the variances and exceptions needed for the application and stated that he is fine with the. He would like the Fire Marshall to review the application. Mr. Slaugh stated that the applicant will be responsible for the COAH fees based on the difference between the old and new assessment. The applicant stated he understood.

Mr. Jim Winckowski, engineer for the Board, asked about the floor elevations which Mr. Clancy and Mr. Gonzales addressed. Mr. Winckowski asked for the grading to be showed on the plan to show the water flow. He stated that the impervious will not change, and he is fine without the LED lights for the parking lot.

Public portion opened.

Crestina Crump, residing on Royal Ave, asked about the amount of trucks in and out of the site. She asked about where the exact property lines are and the setbacks. She also asked about water flooding on the site with the creek that runs through the site. Mr. Clancy addressed her questions.

Donna Glover, residing on Glassboro Road, asked about the solvents being used and will they be dumped in the creek. She asked about the tree and grass maintenance for the lot, because the site has become bad. Mr. Wickersham stated that once they get their approval the site would be cleaned up.

Darlene Rhone, residing on Glassboro Road, asked about the maintenance of the property.

Robert Ent, residing on E. Linden, made comments on keeping up on the maintenance of the property, and keeping in contact with the homeowners in the area to let them know what is happening with the business and the site.

Anthony Bucci, residing on Linden Ave, commented on Deptford Township understanding that, even though the property is zoned for this business, that there are many residential properties that surround it. Linden Ave is a very small road for the large trucks to be constantly going back and forth, the noise is very loud, they start work very early and end late at night. He asked for the owner to please keep the surrounding homeowners in mind when processing work there.

Public portion closed.

Mr. Burns reviewed the conditions for the motion, Mayor Medany made the motion to approve the application as presented with the conditions set by the professionals and all outside agency approvals. Second by Councilman Schocklin. Roll call – all in favor – motion carried.

CLEMENTS BRIDGE REDEVELOPMENT II PROJECT  
Public Hearing

Mr. Brian Slaugh, Planner for Deptford Township, explained to Board Members the process in preparing the redevelopment study. The 2 properties in question are the Deptford Plaza (old Pathmark) and Deptford Crossing (old Petsmart) sites. Township Council makes a resolution for the Planner to conduct the study and present it to the Planning Board. The Planning Board can accept the plan as whole, only certain parts or not at all. Public notice is given for all property owners as well as the local newspaper. Mr. Slaugh explained each site in detail stating his concerns for the properties as well as the tenants that are in the developments. He reviewed and explained his findings to the Board Members.

Mr. Harvey Johnson, attorney for Mr. & Mrs. Kunstadt, the property owners of the old Pathmark shopping center, stated that he has reviewed the Redevelopment plan along with his clients. He stated that they do agree that a redevelopment plan needs to set in place, but they are against the emanate domain and or condemnation. Mr. Johnson stated they have had conversations with a broker CRVE to help the owners to being new businesses to their site.

Mr. J.J. Miller, Planner for the Kunstadt's, explained the members what will happen to the site if emanate domain or condemnation happens. He referred to many other towns that he has had experience with going through the same process. He stated that he redevelopment study is a good thing, but not the condemnation.

Mr. Slaugh made some comments on Mr. Miller thoughts.

Mr. Jay Yackow, a representative for Deptford Common, LLC, stated that he is totally against the condemnation and emanate domain. He stated that their site is thriving, they have all the spaces rented with 2 years terms with the exception of a few spaces. He further stated that putting the title of condemnation on the site will keep people away and further hurt the site from potential renters.

Mr. Manny Malekan, part owner of Deptford Crossing explained to the members some of the ideas and plans that they are trying to put into action for the site.

Mr. Adam Goldberg, part owner of the Raymour & Flanagans at the Pathmark site, stated they are an up and running business and although they don't have the customer base a grocery store, they do a lot for the community and would like to see the development brought back to a thriving shopping center.

Public portion closed.

Mr. Brian Slaugh made some closing statements, and explained that the Planning Board now needs to make a motion to accept the Redevelopment Study in whole, part of it or not at all.

Mayor Medany made some comments to the property owners in questions, then made a motion to accept the Redevelopment Study, excluding the emanate domain and condemnation which the Township Council will decide on, and make recommendation to Township Council to take action.

Second by Councilman Schocklin, Roll call – all in favor – motion carried.

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A motion was made by Mr. Kormann to approve the following resolutions:

Roy T. Investments, LLC ( minor sub division)

Allen & Carolyn Silvey ( 6 month extension )

NJTD-4 Investment Group-Deptford Walk ( 12 month extension)

The Landings at Cooper Street ( 12 month extension )

Perry Tortorice ( 12 month extension )

Appointment of Planning Board Traffic Consultants

Second by Joe Jones. Roll call – all in favor – motion carried.

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Respectfully submitted,

Gayle M. Kusmanick  
Planning Board Secretary