

TOWNSHIP OF DEPTFORD  
PLANNING BOARD REORGANIZATION AND MINUTES  
APRIL 4, 2018

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.

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A motion was made by Councilman Schocklin to approve minutes for January 3, 2018 Planning Board Meeting. Second by Joe Jones. Roll call – all in favor – motion carried.

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Jim Burns, Solicitor, sworn into record the following members: Mayor Medany, Don Banks, and Councilman Phil Schocklin.

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**REORGANIZATION**

A motion was made by Mayor Medany to nominate James Reed as Chairperson to the Planning Board; second by Councilman Schocklin. Roll call – all in favor – motion carried.

A motion was made by Mayor Medany to nominate Dave Wyatt as the Vice Chairperson to the Planning Board; second by Mr. Kormann. Roll call – all in favor – motion carried.

A motion was made by Mayor Medany to nominate Jim Burns as the Solicitor to the Planning Board; second by Councilman Schocklin. Roll call – all in favor – motion carried.

A motion was made by Mayor Medany to nominate Brian Slaugh of the firm Clarke Caton & Hintz as Planner to the Planning Board; second by Mr. Kormann. Roll call – all in favor – motion carried.

A motion was made by Mayor Medany to nominate CME Associates as Engineer Consultants to the Planning Board; second by Councilman Schocklin. Roll call – all in favor – motion carried.

A motion was made by Mayor Medany to nominate Pennoni Associates, Inc. as the Traffic Consultants to the Planning Board; second by Councilman Schocklin. Roll call – all in favor – motion carried.

A motion was made by Mayor Medany to nominate Parker-McCay as the Conflict Solicitor; second by Councilman Schocklin. Roll call – all in favor – motion carried.

A motion was made by Mayor Medany to approve the meeting dates and times; second by Mr. Kormann. Roll call – all in favor – motion carried.

A motion was made by Mayor Medany designating the official newspaper of the Planning Board as the South Jersey Times and Courier Post as the secondary newspaper; second by Councilman Schocklin. Roll call – all in favor – motion carried.

A motion was made by Mayor Medany to nominate Gayle Kusmanick as Secretary to the Planning Board; second by Councilman Schocklin. Roll call – all in favor – motion carried.

**CONCEPTUAL SITE PLAN FOR RELOCATED NJDOT  
MAINTENANCE FACILITY  
(Courtesy Review)**

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The application is before the Planning Board as a courtesy Review for the NJ Department of Transportation regarding an agreement to move their maintenance facility from the end of Superior Way to the former Haddontowne Swim Club site on Route 41. Mike McKenna, Atty., Brian Slaugh, Planner sworn.

Brian Slaugh, Planner reviews his letter dated February 28, 2018. The site will have a new maintenance facility for the State. In return, the NJDOT will vacate their present site and move to the new facility and, thus freeing up the property for commercial redevelopment. Site remediation is complete or newly complete on the property. The redevelopment plan for the existing site is making progress and should soon be submitted to the Township Council for consideration. The redevelopment plan will be going to the Planning Board for its recommendation back to the governing body.

Highest priority for the Master Plan is addressing overcrowding in the school system. The Land Use Plan Element of the Master Plan identifies the land use policy of the site as Highway Commercial. The NJDOT is an industrial use and an institutional/governmental use rather than a commercial use.

The site issues reviewed are the minor subdivision, landscape buffers and lighting. The proposed NJDOT facility is inconsistent with the Master Plan's land use policy for the property. However, the fact that it is inconsistent does not prevent the Department of Transportation from moving forward with the project.

Public portion open - no comments – public closed.

Jim Burns, Solicitor reviews the conditions of the conceptual application and accepts all conditions as stated.

A motion to approve with the stated conditions is made by Mayor Medany and second by Councilman Schocklin. Roll call – all in favor – motion carried. 7 – yes, 0 – no.

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PSPP002-14	KINSLEY LANDFILL (Amended prel. & final site plan)	Blk. 387.01, Lots 55,57,66
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The applicant seeks an amendment to the 2014 preliminary and final site plan approval to bring additional fill material to the site and regrade the existing landfill.

Brian Slaugh, Planner reviews letter dated January 12, 2018 and reviews the issues affecting the landfill stating that it has settled over time and is now two-thirds of the original size in was in 1987 when it was closed. The proposed development does not require any variances or design exceptions. The applicant seeks to continue the fill activity that was previously under the jurisdiction of the DEP. Continuing the regrading of the cap on the landfill promotes a positive environmental result by reducing the contaminated ground water in the landfill.

Public portion open – no comment – public closed.

A motion to approve the amendment to preliminary and final site plan with conditions is made by Mayor Medany and second by Mr. Wyatt. Roll call – all in favor – motion carried. 7 – yes, 0 – no.

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PSPP002-18	TELSA MOTORS (Minor site plan)	Blk. 200.01, Lot 19
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The applicant is proposing to install an electric vehicle supercharging station on a parking island at the Deptford Mall. Joseph Hampson, PE sworn, Frank Ferraro, Atty.

Brian Slaugh, Planner reviews letter dated March 1, 2018 and states that the charging station would include 12 illuminated charging posts in front of 12 existing parking spaces. The applicant is also proposing 12 signs, one each in front of the 12 charging area parking spaces. New light poles and landscaping are also proposed. Variance for impervious coverage is requested. Landscaping screen should be provided around the transformer in the place of river rock that is proposed around this facility. Mr. Slaugh states that the signs in front of the charging stations should be removed.

Joe Raday, Traffic Engineer, reviews letter dated March 8, 2018 stating that the plans denote non-illuminated signs to be installed 54 inches above curb.

Public portion open – no comment – public closed.

A motion to approve the application for a minor site plan subject to conditions in the Professional's review letters is made by Mayor Medany and second by Councilman Schocklin. Roll call – all in favor – motion carried. 7 – yes, 0 – no.

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PSPP001-18

REPUBLIC BANK  
(Preliminary major site plan)

Blk. 200.01, Lot 16

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The applicant is proposing to construct a 3,290 sq. ft. bank with three drive-thru lanes on a pad site at the Deptford Mall. Clifton Quay, PE is sworn. Damien DelDuca, Atty.

Mr. Quay gave an overview of the application and stating that they are seeking preliminary and final major site plan approval to construct a 3,290 sq. ft. Republic Bank with 3 drive thru lanes. The property is located in the BC-2 zone. Financial institutions are permitted in the BC-2 zone. The lot is uniquely shaped and located at the corner of busy roadways including Almonesson Rd. Variances requested can be granted under the hardship and substantial benefit as the benefits of granting the variances substantially outweigh any detriments. The strict application of the ordinance requirements would result in an undue hardship upon the applicant. The Republic Bank and the proposed signage is consistent with development up and down Almonesson Rd. and nearby Clements Bridge Rd.

Brian Slaugh, Planner reviews letter dated February 28, 2018 reviewing the entry and exit drives and the proposed 22 new parking spaces for the bank. New landscaping, including streetscape improvements and new lighting are proposed around the proposed bank and drive-thru lanes. The lot is a 14.49 acre irregularly shaped parcel within the Deptford Mall tract. A review of the variances and exceptions are front yard variances, impervious coverage, landscape buffer parking distance from street, number of wall signs and freestanding sign. Exceptions are access drive location, landscape island planting, buffer plan density and streetscape design were all discussed. Also a contribution to the sidewalk fund was reviewed.

Jim Winckowski, Engineer reviews letter dated February 28, 2018 and reviews the recommended sidewalk along the property frontage on Almonesson-Westville Road. Currently there are no sidewalks that exist.

Joe Raday, Traffic Engineer reviews letter dated February 28, 2018 and reviews the traffic impact study and parking spaces that were calculated. As proposed, the bank would only require 15 parking spaces. The plans denote 22 parking spaces which is sufficient, however the bank will remove existing parking spaces for the Sears, Sears Auto Center and other businesses located in the mall. Also reviewed was the trash circulation plan.

Public portion open – comment – public closed.

Jim Burns, Solicitor reviews the comments and conditions made by the Professionals and states that part of the condition of approval is that the applicant comply with the recommendations made by the Professional's review letters.

A motion to approve application subject to the above condition is made by Mayor Medany and second by Councilman Schocklin. Roll call – all in favor – motion carried. 7 – yes, 0 – no.

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Resolutions approved:      Allen Silvey (12 month extension)  
   Charles Flack (minor subdivision)  
   Lawrence & Glenn Jentsch (minor subdivision)

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Respectfully submitted,

Gayle M. Kusmanick  
Planning Board Secretary