

**DEPTFORD TOWNSHIP  
ZONING BOARD OF ADJUSTMENT  
SEPTEMBER 9, 2008  
MINUTES**

Ms. Tramo opened the meeting and read 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:** Michael Bonaventure, Michael Chambers, Mark Donohue, Tom Spencer, Tom Gillespie, Ollie Underwood, Linda Tramo.

**ABSENT:** -

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**APPROVAL OF MINUTES:** September 9, 2008 – Motion to approve - all in favor – motion carried. 7 – yes, 0 – no.

**RESOLUTIONS:** Mark Girard – Motion to approve – 7 yes, 0 no.  
T-Mobile Northeast (Cattell Rd.) – Motion to approve – 7 yes, 0 no.  
T-Mobile Northeast (Good Intent Rd.) - Motion to approve – 7 yes, 0 no.  
Metro PCS (Clements Br. Rd.) Motion to approve – 7 yes, 0 no.  
Metro PCS (Hurffville Rd.) Motion to approve – 7 yes, 0 no.

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Frank Wisniewski, Atty. for applicant Kentshire LLC, ZD006-06, requested a continuance of application from September 9, 2008 to October 7, 2008. Motion to approve requested continuance. 7 – yes, 0 – no.

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Cellco Partnership d/b/a Verizon Wireless, ZD013-08, is continued from September 9, 2008 to October 7, 2008. Motion to approve continuance. 7 – yes, 0 – no.

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ZC008-08	Scott R. DiGiacomo	Blk. 604, Lot 10
Bulk Variance	1218 Cooper Street	R-10 Zone

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The applicant requests a bulk variance to construct a 196 sq ft tool shed that is nonconforming with respect to side and rear property line setback. The requirement is 10 ft. where 5 ft. is proposed.

Andrea Malcolm, Planner, reviews letter by Brian Slauch, Planner, dated June 5, 2008 and states that the shed will measure about 12 ft. x 16 ft. and 9 ft. in height. Locating the

shed more than 5 ft. from the property line will decrease the amount of usable rear yard space.

Public portion open – no comment – public closed.

Motion to approve requested variance is made by Mr. Underwood and second by Mr. Chambers. Roll call – all in favor – motion carried. 4 – yes, 0 – no, 1 – abstain.

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ZC009-08 Bulk Variance	James Johnson 100 Crestview Drive	Blk. 650, Lot 1 R-10A
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The applicant is requesting a bulk variance to allow an accessory garage to be constructed in the rear yard that was built without permits to remain located closer to the property line that is allowed by ordinance. The rear yard setback should be 10 ft. where only 5 ft. is provided.

The applicant testified that the 2 car garage is for storage of his classic cars. The garage was built 6 years ago. The section of fence along Good Intent Rd. will be reinstalled to provide screening to the neighboring property. No neighbor is impacted by the garage.

Andrea Malcolm, Planner, reviews letter dated August 21, 2008 stating that the site is surrounded by single family homes on all sides. The impervious coverage exceeds the amount allowed by 6%.

Public portion open – Edwin Abieica, 102 Crestview Ave., asks about the RV and trailer that is in driveway and blocks his view. Mr. Johnson states that the RV is no longer on the premises. – Public portion closed.

Conditions of the approval are that the applicant must replace the fence along Good Intent Rd. within 30 days and that there will be no access to the property from Good Intent Rd.

Motion to approve bulk variance subject to the above conditions is made by Mr. Chambers and second by Mr. Underwood. Roll call – all in favor – motion carried. 6 – yes, 0 – no.

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ZC014-08 Bulk Variance	Robert Cusano 100 Copperfield Drive	Blk. 83, Lot 8 R-10 Zone
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The applicant requests a variance to permit a 6 foot high vinyl privacy fence along the property line of the secondary front yard on Erickson Lane. A 15 ft. setback is required where 6 inches is proposed.

Andrea Malcolm, Planner, reviews letter dated September 3, 2008 and states that a vacant lot is located to the rear of parcel and the NJ Turnpike is located to the south across Erickson Lane. The fence will not directly affect the view from any neighboring property as the land adjacent to the site is a wooded strip of land owned by the Turnpike Authority. Several other properties in development with rear yards that face Erickson Lane have erected fences on the property line. The site distance is not affected at the intersection.

Public portion open – no comment – public closed.

Motion to approve variance for fence in secondary front yard is made by Mr. Donohue and second by Mr. Chambers. Roll call – all in favor – motion carried. 7 – yes, 0 – no.

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ZD001-08  
Site plan

W. Robert & Amelia Exley  
Glassboro Rd.

Blk. 422, Lot 9, 30  
R-40 Zone

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After receiving use variance approve on June 10, 2008 the applicant is now before the Zoning Board for a minor site plan approval to convert the former liquor store into a new use. Chris Exley, Tiffany CuvIELLO, Planner and Jeffrey Gelletin, Architect are sworn.

Ms. CuvIELLO states that the site has 17 parking spaces. The parking spaces by the entrance will be eliminated when the driveway is widened leaving 16 spaces. The stone area will be paved. The new use will be a flower shop or retail type of store with a low traffic impact. Landscaping is included on the plan and the sign will be kept at the same dimensions.

Andrea Malcolm, Planner, reviews letter dated September 2, 2008 and states that the site consists of a 2,400 sq. ft., now vacant, liquor store and single family detached dwelling on a 1.61 acre lot. The Planner suggested certain type of plantings and the applicant has agreed to comply with the recommendations. A consolidation of lots by deed is also recommended. The resolution should include that the site be used for a nail salon, gift shop or small retail business with a low traffic intensity.

Joe Wood, Engineer, reviews letter dated August 22, 2008 and states that no stormwater report is necessary. Documentation of water and sewer approval should be submitted.

John McCormack, Traffic Engineer, reviews letter dated August 22, 2008 and states that there is significant improvement with good access and circulation around the site with the two-way driveway. Paving the stone area at the south end of the site is recommended. No display of outside materials.

Public portion open – no comment – public closed.

Motion to approve site plan subject to comments by professionals is made by Mr. Donohue and second by Mr. Chambers. Roll call – all in favor – motion carried. 7 – yes, 0 – no.

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ZD018-08  
Use Variance

Oak Valley Holdings, LLC  
Georgetown Road

Blk. 599, Lots 16, 17  
RM-2

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The applicant proposes to construct a total of 62 townhouses on a 4.89 acre tract in the RM-2 zone. The applicant is before the Board requesting a density variance. Presently there is a 55-unit rental apartment building known as Oak Valley Apartments. Walter Berglund, owner and Henry Haley, Planner are sworn. Ron Uzdavinis, Atty.

Mr. Haley states that the present density is 11.4 units per acre and will be increased to 12.8 units per acre. At present there are 55 to 56 parking spaces. 15 apartment units remain occupied. Exhibit A-1 is submitted into record showing the layout of the proposed townhouses displaying the 62 units. Each home will have a garage and driveway. 155 parking spaces will be available which does exceed the ordinance. There is a small wetlands area to the north. Water and sewer are available and therefore will not need the pumping station that is there presently. The site is zoned high density and this application keeps within the proposal. The setback requirements do meet the ordinance criteria. The asphalt on premises will be removed and regraded. A-2 exhibit is submitted showing the façade of buildings. There will be a very small increase in traffic – almost equal to the traffic at present.

Andrea Malcolm, Planner, reviews letter dated September 2, 2008 and speaks about the density and landscaping. The applicant requires a density variance to allow 12.8 acres per acre. The 62 townhouses are arranged around a crescent shaped driveway with several areas of visitor parking distributed along the roadway. Another row of 8 townhouses front on Georgetown Rd. Ms. Malcolm states that the proposal will have a positive impact on area. The negative impact, if any, will be addressed at site plan level.

Joe Wood, Engineer, reviews letter dated August 21, 2008 and states that detailed engineering will be given at the site plan hearing. No stormwater management basin is presented, which the applicant states will not be increased and this will also be reviewed at site plan.

John McCormack, Traffic Engineer, reviews letter dated August 21, 2008 and states that the traffic generation is similar to the present traffic impact. There appears to be no major traffic coming from the site. Parking will include 62 garages, 62 driveways and 31 guest parking.

Anthony Almeida, Solicitor, reviews the criteria which must be met when granting a density use variance. Conditions were cited including that the homeowner's association

will be responsible for upkeep of site and that a deed restriction will be in place stating that the garage shall not be used for living space.

Public portion open – William Bain, Jr., 294 Stanford Ave., is sworn and states that he has lived in the area for 30 plus years. There are too many houses per acre proposed. The parking will eventually be on the street. Wants the apartments improved instead of townhouses built. David Cullen, 260 Stanford Ave., is sworn and asks about how many bedrooms the units will have and states his concern over the increase in traffic. Calvin McIlvaine, 290 Stanford Ave., sworn and states he is concerned over the sewage and the drainage flowing onto his property. Says density is too high. Robert Prince, 16 Manchester Court, sworn and is in favor of the change. There is trash and the apartments are not maintained. Feels the proposal will be a positive change for the area. William Staviak, 278 Stanford Ave., sworn and is against the higher density. Bill Slauch, 633 Georgetown Rd., sworn and says the application should state how many bedrooms are proposed and is against building so many townhouses. Matt Lowery, 2 Manchester Court, sworn and is in favor of apartments coming down. Has a concern with the sewer station. Joe Rampshire, 274 Stanford Ave., sworn and doesn't want the area overdeveloped but desires to see the apartments taken down. Also wants to know if the regrading of property will cause a water problem. – Public portion closed.

Ron Uzdavinis, Atty., reviews reasons for granting density variance and states to the Board and the public that the applicant is aware that there will be a preliminary and final site plan review yet to be approved, at which time the public will be notified of the hearing dates.

A motion to approve the “D” density variance is made by Mr. Donohue and second by Mr. Spencer. Roll call – all in favor – motion carried. 7 – yes, 0 – no.

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Motion to adjourn meeting is made by Mr. Spencer and second by Mr. Chambers. Roll call – all in favor – motion carried. 7 – yes, 0 – no.

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Respectfully submitted,

June Catalano  
Zoning Board Secretary