

April 1, 2025
DEPTFORD TOWNSHIP
ZONING BOARD MINUTES

Linda Tramo, Chairperson 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".

ROLL CALL: PRESENT: Ben Bono, Robert Condo, John Hall, Scott Bergman, Linda Tramo

ABSENT: Kim Nolan, Lillian Palladino, Anthony Canora, David Kryszczak

Resolution(s) Approved: 1348 Glassboro Rd, LLC & Rocco's Automotive

Application #ZD001-24 has requested adjournment for a May 6th Zoning Board of Adjustment meeting due to the lack of quorum at the April meeting. There will be no need to republish or re-notice, as this announcement serves as public notice. Mark Rinaldi, the applicant's attorney, offered to meet with anyone from the public who has questions about the application in the front lobby outside of the court room

APPLICATION(S)

ZA003-24	Fraternal Properties, LLC Appeal of Zoning Officer's Decision	Blk 386.11, Lot 44 228 Blackwood Barnsboro Rd
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Robert Mintz, the applicant's attorney, Shawn Santanello, tenant, John Petrongolo, owner, and Tiffany Morrissey, planner, are sworn. Mr. Mintz passes along Exhibits A-1 – A-5 to the board members. Mr. Mintz explains to the board the history of the parcel. The structure was built in the late 1990's, as it was zoned LI-2 (light industrial) at the time. This zone permitted general contractors and services, which included light metal working. A variance was granted for commercial use. Mr. Mintz believes that the previous use and the prior variance approval should be able to grant a pre-existing non-conforming status of the property. He claims that although there was a zone change, the use becomes vested since it is continuous.

John Petrongolo, the owner of the parcel and the principal of Fraternal Properties, comes to the stand. He confirms that the exhibits presented to the board accurately depict the property. In reference to the broad request that was asked for on the zoning permit, he explains that it was requested due to the unknown status of their tenant. He is aware of the broad definition of 'general services' in the ordinance. He states that retail use would not be beneficial to the area due to the industrial and commercial businesses that are present in the vicinity. The wooded area shown in Exhibit A-3 are wetlands, and directly across the street is Washington Township. He notes that the Washington Township portion of the street allows industrial buildings. He states that there is a lot of truck and trailer traffic in the area due to the businesses along Blackwood-Barnsboro Rd. He confirms that the same number of workers will be present and materials will be organized and properly stored. Mr. Mintz also notes that there was a prior resolution that granted outdoor storage. There will be no change to the building footprint.

Brian Slauch, planner, speaks. He questions Mr. Petrongolo as to how high the fence surrounding the property, along with the nature of the metalworking that is done on site. Mr. Petrongolo says bolting and mechanical work will be done, and the fence is 8 feet high. He also confirms that to his knowledge; all work is done indoors.

Shawn Santanello, General Manager of Work Zone Contractors, comes to the stand. His company operates on a Delsea Drive and Blackwood-Barnsboro Rd. location in Deptford

Township. The property in question acts as his satellite location. He states that while they preferred to grow and build in their headquarters on Delsea Drive, they simply ran out of room due to the wetlands. Mr. Santanello confirms that he had representatives from the Township help him find a satellite location to keep his business in Deptford. He notes that they will be working on attenuators, which is a life-saving device attached to trucks for laborers who are working on highways. His hours of operation will be Monday-Friday from 7:00AM until 5:00PM. He also confirms that all work will be done inside, and nothing on the premises will be stored, as all stored items will be kept at the Delsea Drive location.

Brian Slaugh, planner, questions the location of vehicles that will be stored. Mr. Santanello states that his business has multiple storage locations. The only work being done to the attenuators on-site will be fitting them to their trucks.

Debbie Simone, Zoning Officer, comes to the stand. She distributes a package consisting of Exhibit T-1, which are photographs taken from the Code Enforcement Officers. These photos indicated code violations, along with the business operating without the necessary approvals and certificates from the township. She also states that due to the vague request made on the Zoning Application, she had no choice but to issue a denial. She also notes that she was made away by the Code Enforcement Officers that they had not obtained a Certificate of Occupancy. Mrs. Simone also notes that another reason for a denial was because the application did not provide the previous resolution, on top of the vague request of use.

Jim Burns, Solicitor, speaks. He summarizes that the determination of this application depends on if the board believes the proposed use is consistent with the variance that was previously granted.

Brian Slaugh, planner, says there is a distinction between the current use and the use that was granted a variance. It is ultimately up to the board to decide whether they believe the use differs.

Tiffany Morrissey, the applicant's planner, comes to the stand. She states that this application is unique, which is why the application is bifurcated. Mrs. Morrissey mentions that the Delsea Drive location is not used for the same purposes as the property in question, as the property in question is only a complimentary piece to the main location on Delsea Drive. She explains that the ordinance does not clearly define the permitted uses in this zone. She believes that the ordinance and the neighboring businesses are fitting with the proposed use.

Brian Slaugh, planner, agrees with the Zoning Officer's decision on a denial. He reiterates that this issue should be up to the board to decide.

Linda Tramo, Chairperson, speaks. She believes that the proposed use does not substantially differ from what was previously granted.

Public portion open – no comment -- public portion closed.

Jim Burns, Solicitor, also agrees that the Zoning Officer's assessment was correct. He summarizes the requests of the applicant and states that the board must decide whether or not to grant an approval.

A motion to approve subject to the Solicitor's stated conditions of approval of a permitted use is made by Robert Condo and second by John Hall. Roll call – all in favor – motion carried. 5 – Yes, 0 – No

Bob Baranowski; attorney, Terry Combs and Brian Cleary; engineers, are sworn. Mr. Baranowski first states that the applicant is requesting an extension of approval for his previously granted use variance.

Jim Burns, Solicitor, confirms receipt of the request for extension until April 1st, 2026. The extension vote is approved at a 5-0 vote.

Andrew Folcher, applicant, comes to the stand. He claims that this parcel of land has been in use by his company to store equipment and dumpsters for his business. Nothing will be stored outside except for empty dumpsters. All construction debris will be properly disposed of in the dumpsters, and nothing stored will contaminate the environment. This parcel will strictly be used for storage, as his main headquarters are in Hammonton, NJ. A bathroom will be added to the storage facility, along with electrical work.

Terry Combs, engineer, comes to the stand. Mr. Combs gives a summary of the site plan, and confirms that the only employees on the site will be workers who are transporting materials to and from the site. Although they were granted use variance approval, they are still conformant with the R-6 bulk standards. The proposed building is a 2,400 square foot prefabbed structure. They have added landscaping and shade trees along the property, and they commit to adding a sign that is conformant with the township regulations. It is also noted that the light brown areas that are shaded on the plans are spots for proposed trash containers.

Brian Slauch, planner, mentions that street trees must be added, given that the prior use variance approval was conditional on street trees. Additionally, since more street frontage is being proposed on the site plan, more street trees will have to be created. The applicant agrees to those conditions.

Brian Cleary, engineer, comes to the stand. Mr. Cleary has no objections to any of the review letters from the professionals, other than the paper street located behind the property. He requests a waiver contingent on the street staying a paper street. If this paper street ever develops, then the applicant will dedicate a right of way. A full waiver will be granted for this request.

Mike Roberts, engineer, speaks on the roadway thickness report. He is waiving a 6-inch base course as long as the applicant can show that the thickness is acceptable at 3 inches. If they can not show that, then the 6-inch requirement will be enforced. The applicant agrees.

Public portion open – no comment – public portion closed.

Jim Burns, Solicitor summarizes the application. He reiterates that this application is strictly for site plan approval, as use variance approval has been granted previously. The applicant will work with Mr. Slauch regarding landscaping and any necessary lighting. All other previously mentioned conditions have been agreed upon by the applicant.

A motion to approve subject to the Solicitor's stated conditions of approval is made by Ben Bono and second by Scott Bergman. Roll call – all in favor – motion carried. 5 – Yes, 0 – No.

Respectfully Submitted,

Matthew Brown
Planning & Zoning Board Secretary