

MAYOR
Denice DiCarlo

TOWNSHIP COMMITTEE
Megan Kerr
James Mehaffey
Adam Reid
Jim Robinson



WEST DEPTFORD TOWNSHIP

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

Township Administrator
Lee Ann DeHart

Chief Finance Officer
Michael Kwasizur

Registered Municipal Clerk
Lee Ann DeHart

June 17, 2021

Dmitry Poyarkov
Opra+request-23676-c6fbaba4@requests.opramachine.com

Dear Mr. Poyarkov:

The Township of West Deptford Clerk's office received your Open Public Records Act (OPRA) request on June 9, 2021. As such, the seven (7) business day deadline to respond to your request is June 17, 2021. This response to your request is being provided to you on 7th business day after the custodian's receipt of said request.

The following records were requested:

1. Copy of minor subdivision resolution and survey (if available) for building lot located at Block 47 Lot 4.02 West Deptford (the subdivided property address: 1561 Lafayette St, West Deptford)

Attached is the resolution you requested. This resolution is being transmitted to you via email, as per your request and as such, there are no charges for your requested records. The copy of the Plan of Subdivision is available for pick-up and the charge for the plan is \$3.90. The Township accepts cash or check made payable to West Deptford Township.

If your request for access to a government record has been denied or unfilled within the seven (7) business days required by law, you have a right to challenge the decision by the Township of West Deptford to deny access. At your option, you may either institute a proceeding in the Superior Court of New Jersey or file a complaint with the Government Records Council (GRC) by completing the Denial of Access Complaint Form. You may contact the GRC by toll-free telephone at 866-850-0511, by mail at P.O. Box 819, Trenton, NJ, 08625, by e-mail at grc@dca.state.nj.us, or at their web site at www.state.nj.us/grc. The GRC can also answer other questions about the law. All questions regarding complaints filed in Superior Court should be directed to the Court Clerk in your County.

Sincerely,

Lee Ann DeHart, RMC, CMR
Township Administrator
ldhart@westdeptford.com
856-845-4004 ext. 131

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**RESOLUTION APPROVING A MINOR SUBDIVISION FOR
CECILE KLEIN ACITO
Tax Map 6, Block 47, Lot 4
1561 Lafayette Street**

WHEREAS, the Applicant, Cecile Klein Acito, has applied to the West Deptford Township Planning Board for a minor subdivision approval to be considered at the meeting of January 24, 2012, affecting property located at 1561 Lafayette Street, and known as Block 47, Lot 4; and

WHEREAS, 1561 Lafayette Street is owned by the Applicant, Cecile Klein Acito, Estate of Paul Klein, Theresa Loomis, Estate of Lorraine Klein, and James Klein, who consent to the filing of the instant application; and

WHEREAS, the Applicant has submitted a Plan of Subdivision consisting of two (2) sheets dated March 24, 2010 and most recently revised on December 7, 2011 as prepared by James A. Clancy, P.L.S. of Clancy & Associates, Inc. located at 601 Asbury Avenue, National Park, New Jersey; and

WHEREAS, Block 47, Lot 4 is approximately 30,000 square feet (0.689 acres) and is situate in the R-3 Residential Zone which requires a minimum lot size of 7,500 square feet;

WHEREAS, the Applicant is proposing a minor subdivision to subdivide existing Lot 4 into Proposed Lot 4.01 consisting of 9,100 square feet, Proposed Lot 4.02 consisting of 10,500 square feet with the Remainder Lot 4 now constituting 10,400 square feet. There presently exists a residential dwelling on Lot 4 and is to remain. The proposed lots are located in the R-3 zone and conform to the requirements of said zone before and after the

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instant subdivision with the exception of a pre-existing non-conformity for the Minimum Accessory Building Side Yard of Remainder Lot 4 where 10 feet is required and 2.6 feet is proposed; and

WHEREAS, the Applicant upon the Board's questioning and discussion, it was agreed: **1.** The subdivision shall be filed by deed, **2.** All utilities shall be located underground, **3.** The Applicant shall meet any and all applicable COAH and Growth Share Ordinance, **4.** The existing tree at the southwest corner of proposed Lot 4.01 shall be removed to permit the construction of curb and sidewalk and all stumps within the Township right of way shall be ground out and backfilled restored with grass or sidewalk, **5.** All Lots shall be provided with public water and sewer, **6.** The Applicant shall comply with the Township Tree Ordinance Section 143-21.C(19), **7.** The Applicant shall revise the stormwater management system and add a cover to the pipe, **8.** Lot 4.02 shall be graded to comply with the Uniform Construction Code, **9.** The Applicant shall remove the two (2) front fences, and **10.** The Applicant shall dedicate a sight triangle easement at the corner of Lafayette and Fourth Streets to the Township of West Deptford; and

WHEREAS, the West Deptford Township Planning Board, having carefully considered the application and plans submitted by the Applicant, conducted a public hearing in accordance with the requirements of Municipal Land Use Law and the Township's Land Use Ordinance, at which time the public appeared and was heard; and

WHEREAS, John Alongi of 1791 Fourth Street appeared and stated he lived across the street and was interested in which direction the homes will front; and

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WHEREAS, the West Deptford Planning Board found that the minor subdivision as requested in this application would be consistent with the Municipal Land Use Law and the Land Use Ordinance, and meets the definition of minor subdivision of the Ordinances of West Deptford Township; and

WHEREAS, the Applicant has complied with all the requirements of the law pertaining to notices, publication, etc.; and

WHEREAS, the application for minor subdivision approval was approved by the West Deptford Township Planning Board by a 9 yes vote to 0 no vote.

NOW, THEREFORE, BE IT RESOLVED by the West Deptford Township Planning Board, that it does hereby approve the minor subdivision application as hereinbefore more specifically stated to subdivide Lot 4 to create Proposed Lot 4.01 consisting of 9,100 square feet, Proposed Lot 4.02 consisting of 10,500 square feet with the Remainder Lot 4 now constituting 10,400 square feet, as set out herein above, and as set forth in plans submitted, the contents of which plans shall be considered a part of this Resolution as if set forth in it's entirety herein, and granting of this minor subdivision approval is subject to and contingent upon the following:

1. Compliance with the Engineer's reports from Federici & Akin, P.A. and the Planner's reports from Remington & Vernick, which are incorporated herein by reference, and any other reports.
2. Site Plan/Subdivision Work Committee's reports generated as a result of the multiple meetings, all of which is incorporated herein by reference.

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3. The Applicant obtaining all required approvals/waivers from all outside agencies.

4. New legal descriptions and deeds shall be submitted for review and approval by the Board's Solicitor and Engineer.

5. **Approval shall be subject to the following:**

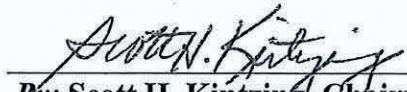
(A) Documentation of final approvals by: (1) Gloucester County Planning Board; (2) Gloucester County Soil Conservation District; (3) West Deptford Township Fire Code and Police Officials (as to approved emergency vehicle access plan); (4) NJDEP wetlands permit; and (5) Stream Encroachment permit; and (6) any other required Local, County and State approvals, if applicable.

(B) Any and all provisions as required by previous resolution shall be satisfied and incorporated into this resolution as if fully set forth herein.

(C) Engineering, planning and testaments as submitted by the Applicant have been accepted, and any changes set forth by the Applicant shall be subject to review by the West Deptford Township Planning Board and its professionals, with subsequent approval being required and as a condition of final approval.

THIS RESOLUTION DULY ADOPTED at a regular meeting of the West Deptford Township Planning Board held on Tuesday, February 28, 2012.

West Deptford Township Planning Board


By: Scott H. Kintzing, Chairman

Attest:


Frederick L. Purnell, Secretary