



SOMERDALE BOROUGH PLANNING & ZONING BOARD

August 27, 2025 - 7:00 PM

MINUTES

CALL TO ORDER

SALUTE TO THE FLAG @7PM

SUNSHINE STATEMENT:

In compliance with the Open Public Meetings Act, notice of this meeting was given by way of mailing to the Courier Post & Retrospect Newspaper and posted in the Borough Hall on January 13, 2025.

SWEAR IN: Ray Lauriano @7:01PM

ROLL CALL:

Chairperson Kathy O'Leary
Vice Chairman Michael Wharton
Mayor George Badey
Councilman Larry Sefchick
Lieutenant Brian Usher
Christian Annese- *ABSENT*
Phil Miller
Wayne Neville
Francis McGowan
Ray Lauriano
Solicitor David Carlamere
Planner Robert Scott Smith PLS, PP
Zoning Officer Karen Wharton

MINUTES:

Board to approve the minutes of July 30th, 2025 meeting.

O'Leary & Wharton - abstain

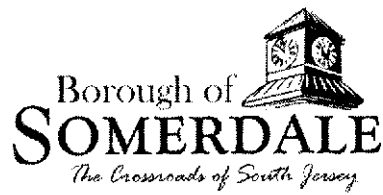
O'Leary	Approve minutes from July meeting
Sefchick	Motion to approve
Badey	Second motion

REVIEW AMENDED REDEVELOPMENT ORDINANCE 2025:14

Block: 23

Lots: 4, 5, 6, 7, 8, 9, 10 – Redevelopment

Lots: 1, 1.01, 2, 3, 11, 13, 14- Rehabilitation



Carlamere If the board reviewed the documents of the Amendment of the Redevelopment Ordinance. For the government to authorize the approval.

O'Leary Motion to approve
Sefchick First motion to approve
Wharton Second motion

Roll Call:

Chairperson Kathy O'Leary
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Lieutenant Brian Usher
Phil Miller
Wayne Neville
Francis McGowan
Ray Lauriano

NEW BUSINESS:

F.W. WEBB COMPANY
900 Kennedy Blvd
Somerdale NJ 08083
BLK 27/28/30 LOTS 1/1/1
REASON: Major Final Site Plan

Michael Ierino Attorney representative for the applicant FW Webb. This application is for preliminary and final site plan of vacant property. FW Webb had purchased as of May 2025.

Sworn in 4 individuals for testimony:

Thomas Bechard- Mohawk Land Development, Engineer
David Benedetti- Environmental Resolutions Inc, Professional Planner
Bob Ernst- Green Leaf Construction, Contractor of Project
Tim D'Armiento- FW Webb, Manager

First to testimony Thomas Bechard, engineer NJ/PA licensed expert.

Ariel view site plan C0010 as exhibit 1A. 5.65 acres outlined in red, yellow surrounding area, full access drive on Linden. 38,600sf warehouse, has 5 loading docks. Utilities onsite, no storm water.

Ierino Tom, please provide details of the rain garden. Is it still onsite?

- Buchard No, spoke with Craig from Camden County Soils, conservation was demoed. It is not a requirement. So was removed with no feature and signage was removed.
C0100 as exhibit 2A, remove concrete locations to provide a larger trench drain, also replace 6' fence with 8' security fence, requesting variance for the extra height. Regrading location near the building for loading new pad site for dumpster.
Exhibit 3A- restriping the asphalt area, grade section for additional new 7 parking spots. May section for EV chargers and update the ADA parking. New driveway on Kennedy for restrict turning right only for exit.
- Ierino Why would the new drive be important?
- Buchard Borough Ordinance requirements 97 parking spots per the lot size. There are 29 parking spaces, we are adding the EV spots and others totaling 64 parking spaces total. Updating the spaces 2x the number of vehicles with trucks make it more efficient for the second drive. Emergency and safety with 2nd egress. Requesting variance for the 64 spots instead of 97.

Exhibit 4A, shows landscaping in multiple sections. Not a major development for storm water management with additional landscaping assistance with air and water improvements.

Exhibit 5A, lighting; change from high pressure sodium and replace with LED efficiency in same locations with 1ft candle with pedestrian. Design waiver for LED.

Exhibit 6A, architectural elevation for signage area. Replace Flying Fish with F. W. Webb sign, = 254.4sf, requesting for variance.
- Carlamere Testimony regarding the variances of the 8' fence, the 64 parking spots, the signage; main 254.4sf and side 87sf, and sidewalks?
- Ierino No sidewalks and why we aren't putting one in?
- Buchard There is a sidewalk on Kennedy but not on Linden, being a dead end and in industrial park.
- Usher Drive on Kennedy, will any 18 wheelers be using it? Exit, right turns only? Customer and employee only?



- Buchard Maintenance vehicles, loading box trucks, customer pickup. Will provide additional signage for no Delivery on Kennedy, Linden drive only.
- Badey/Sefchick Linden drive usage for trucks only and signage posted accordingly?
- Carlamere Clarity for the entrance and exit signage with updated plans.
- Smith Site triangle for parking with Linden and Kennedy?
- Buchard No, but we will make sure to avoid any issues.
- Benedetti Licensed Profession Planner, expert. Recaps applicant with site improvements. F.W. Webb being a distributor for HVAC and wholesale. Property is in the industrial zone; applicant is an approval use in the zone. One entrance and exit on Linden, applicant requesting installing secondary on Kennedy. Applicant requesting variances for the following; 8ft fence which is common on industrial companies and location for security on the rear of property. Signage being over the ordinance size, so it's able to be seen off the street, which is proportionate to the size of the building. Additional signage on the awning for customer order and pickup area which is not visible from street.
Positive criteria; stable usage of the property, value guide appropriate. Property improvements and enhance for the location in Land Use= second driveway will assist with landscaping to help improve site design.
Negative criteria; not significant
- McGowan How many employees?
- Ierino Moving to Tim D'Armiento, manager of the company site.
- D'Armiento Family-owned business based out of Boston to the metro area. This family company has years based with community. HVAC and plumbing materials, distribution, for commercial and residential projects but only sell to licensed contractors for specific base and some non-specific items to residents. Similar to an auto store. Office for purchase and receiving for supplies. Deliveries 1-2 box (26') trucks, Fed Ex and UPS.
Exhibit 7A, interior floor = store front, warehouse racked and stock, prefab ramp = will call location, delivery only on backside of the building location off Linden Ave. Yard= storage of PVC pipe, tanks; oil/propane, plastic fillings. Pipe 10'-20' length or strut stored along the fence line, racked and bundled.



Employee hours Monday – Friday 6am-4:30pm, starting 12-14 employees, max 20-25. Management is 4-5 staff.

Ierino How about the trash?

D'Armiento Trash pickup could be weekly or 2x a week. Mostly packing, wrapping, cardboard, etc. Benefits of us coming to the community, 150 years, generation continued, offering local jobs and contract jobs.

Sefchick Delivery forklift into building?

Badey Will the storage area be secured? Automatic or manual? Anything after hours?

Wharton Emergency hours?

D'Armiento There will be 2 forklifts. Propane is secured and locked gate, manual. Phone calls yes emergency hours, store no.

Neville Storage fridge, is there fire suppression?

Ernst Fully sprinkler, CO system, all health and safety measures are covered. No sprinklers in racks.

Ierino Buchard submitted Camden County Soils and Planning Board application. Certain criteria were missing for Camden County to approve for local board to approve.

O'Leary Moving to the Board Planner, Scott Smith.

Smith Reads from engineer report. Redevelopment of Kennedy Blvd applied, cosmetic work doesn't apply with PCRD. Will need updated plans regarding signage; exit, trucks, any others being added. Agreed waiver for stormwater since it was granted/approved 201 Linden Applicant. Ordinance for lighting needs to be amended, approved waiver for light. Parking ordinance needs to be amended because quantity is a hefty number, approved waiver. Fence is appropriate for site, approved waiver. Spoke with Craig from Camden County Soils to get first account with stormwater. We would like the applicant (FW Webb) to replace the rainfall but not required. Request solution and recommendation for bollards with parking, no encouragement walk in front of vehicles. No pedestrian access. Landscape will help with areas.



- Carlamere Clarification of in/egress on Linden.
- Smith Truck/delivery entrance only on Linden. Only passenger vehicle in front of building.
- O'Leary What type of fence?
- Neville Will it be seen through or slatted?
- Ernst It'll be chain.
- Wharton EV location and shut off location? Condition with Fire Marshal and Department.
- O'Leary Open to the public @ 8:13PM- Fire Marshal David Marx.
- Marx (Discussed plans and location of EV charger shut off switch with all planners, contractors & attorney)
- Carlamere Request discussion to be brought to the board's attention.
- Marx EV charger with shut off and standpipe to close to building and requesting to move away. Stand pipe exist- no covering.
2nd floor elevator was condemned, what's the status of moving forward?
- Ernst Elevator will be updated by licensed contractor. Will be used for product to move to upstairs for storage room only. 2nd floor light duty shelving.
- Carlamere We will need updated plans for approval with board planner/engineer.
- O'Leary Closed to the public @8:23PM.
- Badey Motion to close.
Sefchick Approved.
Wharton Second.
All in Favor Aye
- Carlamere Question in with regards to the Planner/Engineer's review letter report regarding the ejector?
- Smith Section F page 5 & 9 has an error; there is no sewer ejector.

Carlamere Summary of the Resolution 2025-05, if board grants all approvals.

Wharton 64 parking spaces, minimum of 62 spaces in case of issue with the site triangle.

Smith That won't be needed.

Carlamere Leave parking spaced at 64.

O'Leary Motion applicant site plan and variance with updated plans.

First Wharton

Second Badey

All in Favor Aye

Roll Call:

Chairperson Kathy O'Leary
Vice Chairman Michael Wharton
Mayor George Badey
Councilman Larry Sefchick
Lieutenant Brian Usher
Phil Miller
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Ray Lauriano

RESOLUTIONS:

Resolution 2025-03; Amended Master Plan 2025

Carlamere No objection from the board, governing body can proceed with Amendment Master Plan 2025.

First Sefchick

Second Wharton

Resolution 2025-04;

Servino Residents
815 Willow Way
Block 132.01 Lot 18

Reason: Bulk Variance; setbacks and impervious surface

Abstain: O'Leary, Wharton, McGowan, Lauriano

Carlamere Motion to waive reading of resolution and adopt.

First Sefchick

Second Badey

CORRESPONDENCE: N/A

GOOD OF ORDER: N/A

GOOD & WELFARE: N/A

ADJOURNMENT: @8:29PM

O'Leary Motion to adjourn

First Sefchick

Second Badey

Respectfully Submitted



Meegan Wadleigh
Recording Secretary