

**SOMERDALE BOROUGH PLANNING & ZONING BOARD**  
**February 26, 2025 - 7:00 PM**  
**MINUTES**

**CALL TO ORDER @7:04PM**

**SALUTE TO THE FLAG**

**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.

**ROLL CALL:**

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

**MINUTES:**

Board to approve the minutes of January 29<sup>th</sup>, 2025 meeting.

Wharton	Motion to waive reading of the minutes.
First	Sefchick
Second	Badey
Wharton	Motion to approve.
First	Badey
Second	Sefchick



Roll Call:

Vice Chairman Michael Wharton  
Mayor George Badey  
Councilman Larry Sefchick  
Lieutenant Brian Usher  
Phil Miller  
Thomas Leakan  
Francis McGowan

NEW BUSINESS:

MSHLJ LLC  
201 Linden Ave  
Block 29 Lot 1

Reason: Site Plan

Michael Ward, Attorney representative for New Jersey Limited Liability company MSHLJ, LLC, owner Michael Janel. Acquired property 201 Linden Ave, block 29 lot 1 over a year ago. Renovated the property, little less than 9000sf to provide more improvements from previously being abandoned. Property is located in the industrial zone. Teal Jefferis, designer engineer has spoken with Scott Smith and Greg Fusco with Key engineers in regards to site plan and grading issues.

Carlamere Mr. Ward and I have spoken about the preliminary and reports were delayed and we touch based on Applicant asking for continuance?

Ward Yes, we have spoken but after I have poured through the Engineer's report, we would like to move forward with the initial presentation.

Carlamere Swears in Teal Jefferis and Michael Janel.

Teal Jefferis, licensed engineer in PA, NJ and OH. Expert witness for Land Use.

Board has no objection to the Mr. Jefferis qualifications.

Jefferis Submitting in an ariel map of property 201 Linden as exhibit A1, showing all the boundary lines. 2.1 acres, most of it is a wooded area of the properties near Voorhees. East side of flood plain of Cooper River, unimproved section access on Linden paved and asphalt. Fresh water around the property, overflow is in the wooded area and covert drainage ditch toward Cooper River. Applicant has restored and rehabilitated the property. Restoration will not go beyond the property boundaries. Owner

will maintain the sewer drainage covert and stabilized. Lighting is pre-existing and owner will have night light study to make sure it is sufficient. Reference Site Plan page, C 1.0 as exhibit A2 showing the property layout. The site has wetland restrictions, requesting the site waiver for zoning requirement is to increase parking to 22 spots, already has 4 spots and 1 ADA. Interviewing possible tenant, which will only need the use of 5 parking spots.

Carlamere     Board wants to protect the future use of the building to exceed the need.

Janel            Owning building in this similar matter of light warehouse and distribution. I can control the parking situation.

Carlamere     What if a new owner comes in?

Ward            Applicant to insert a deed restriction. If ability to gain the paper street to give more opportunity for more parking. Future owners will have to limit the tenants that can only use what is established.

Carlamere     Suggesting if board agrees with the deed restrictions on property. Concern restricting future use and value for others.

Ward            We want to create more parking in the future if it requires to vacate the paper street.

Jefferis        Requesting waivers for the following; curb and gutter n Linden waiver to not repair. Sidewalk installation & paving of driveway on front of site. Property sits on a dead-end street and requesting crushed stone for driveway. Made modification to process with Greg Fusco. No other concerns, will work with the board engineers.

Ward            Teal, provide more details with the front yard area.

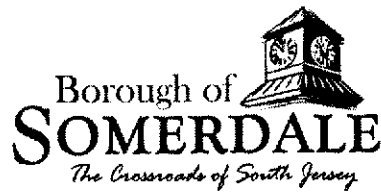
Jefferis        Parking and storage area. Will continue the use as it is.

Badey          Lakewood Street discussion parking on the deed, if the governing body decides to approve and vacate the paper street. How many spots would be possible to install?

Jefferis        If the street is vacated it would go half and half. With that it could be a potential of 15 parking spots. If Linden gains the entire street, potential to get closer to the 20-22 spots.



- Ward If that comes to term a new deed would be issued. Where the 5-spot restriction would be removed and a deed of consolidation if that.
- Smith Critical use very large CCMUA connection. If the street is vacated the CCMUA has their own standards. Pipe would have to be marked out.
- Jefferis Page with "Exhibit B" listed is exhibit A3, showing an estimated location of CCMUA pipe.
- Carlamere Mr. Ward, if anything further is required or requested of the site, applicant will have to come before the board again.
- Smith Buffer area of paper street. Property was constructed before limitations of wet lands and DOE. Owner is responsible of the gravel after installation of what was agreed upon with Greg Fusco. Lighting test is to be determined with possibility of additional site light. Driveway was brought to the 24' standard.
- Wharton Opens to the board.
- McGowan Will there be a curb to keep the stone in place?
- Jefferis No, perimeter will be lowered to grade to become level but no curb will be installed.
- Badey What is the max weight?
- Sith Regular highway load.
- Wharton Tenant?
- Janel Perspective but not confirmed
- Wharton Provide possible tenants business plan with hours, vehicles expectations with access, either trailers or front loads.
- Ward Brian Lafferty worked with Mr. Janel with this possible tenant. Janel, please provide what type of tenant and elaborate.
- Janel Tenants we are looking in are ones that do light distribution, forklifts, deliveries. I take any potential tenants to the municipality to make sure



their business plan matches the borough's requirements and what they do is a permitted use in location.

Ward            What is the perspective tenant? Does he do all operations?

Janel            Yes, auto part distribution all around the world, cargo containers and ships out product. No, outside storage or containers. Possible 2 people for this possible tenant.

Wharton        Without the tenant here, that is a concern with storage or c-box containers. Egress/ Access with parking on gravel or pavement locations.

Carlamere      Swears in Brian Lafferty, REMAX Realtor.

Lafferty        Commercial broker, REMAX Commercial with area of tenant locations. 1 container at a time estimated about 40', stationed in loading dock area. Auto parts are brought in for him to distribute to purchasers. Estimated 3 people; tenant and 2 employees.

Wharton        Do you foresee a 40' container will limit the parking?

Lafferty/Janel    It's estimated about 6-7 containers a month. Trailers aren't often used. Mostly box trucks with forklifts.

Wharton        Open to the public @ 8:19PM Closed to the public @8:20PM  
First            Badey  
Second        Sefchick

Carlamere      Summary of Resolution # 2025-02

Wharton        Motion to approve variances?  
First            Badey  
Second        Sefchick

Roll Call:

Vice Chairman Michael Wharton  
Mayor George Badey  
Councilman Larry Sefchick  
Lieutenant Brian Usher  
Phil Miller  
Thomas Leakan  
Francis McGowan

**RESOLUTIONS:**

**#2025-01**

**Advance Stores Company, Inc.**

**1200 South White Horse Pike**

**Somerdale NJ 08083**

**Block 111 Lot 4 & 4.01**

**Change of Use**

Wharton	Motion to waive reading?
First	Badey
Second	Sefchick

Wharton	Motion to approve and adopt?
First	Badey
Second	Sefchick

**CORRESPONDENCE: N/A**

**GOOD OF ORDER: N/A**

**GOOD & WELFARE: N/A**

**ADJOURNMENT: @8:24PM**

Wharton	Motion to adjourn?
First	Badey
Second	Sefchick

Respectfully Submitted,



Meegan Wadleigh  
Recording Secretary