



**MAYOR**  
**ANNA DOCIMO**  
**TOWNSHIP COMMITTEE**

Len E. Daws  
Hugh Garrison  
Sean Kilpatrick  
Donna Szymborski

Amy Leso, Acting Township Clerk

**WEST DEPTFORD TOWNSHIP**

**Municipal Building**

400 Crown Point Road

PO Box 89

West Deptford, New Jersey 08086-0089

Phone (856) 845-4004

**PLANNING BOARD MINUTES**

Meeting Date: **September 27, 2011**

Eric M. Campo, Esq., Administrator  
Richard M. Giuliani, Treasurer

- I. The regular meeting of the West Deptford Township Planning Board was held on Tuesday September 27, 2011 at 7:00 PM at the Municipal Building, Thorofare, New Jersey. Chairman Kintzing called the meeting to order. The following members were present: Scott Kintzing, Mike McManamy. Fred Purnell, Nick Brandemarti, Len Daws, John Bond. Professionals: Stan Bitgood, Engineer, Jay Petrongolo, Planner and Solicitor John Alice. The following members could not attend: Mayor Docimo, Tom Vedder, Tony Pizzo, Ray Page, Bryan Malcolm.
- II. **APPROVAL OF PREVIOUS MINUTES** – The minutes from the June 28, 2011 meeting were approved with a motion by Mr. Purnell, seconded by Mr. McManamy. Vote: 6 Yes, 0 No.
- III. **OLD BUSINESS** – None
- IV. **NEW BUSINESS:**

1. **Conditional Use Approval & Waiver of Site Plan Review 2011-13 - Approved**

APPLICANT: COIM USA Real Estate, Inc.

PROPERTY: 286 Mantua Grove Road

LOCATION: Block 350.04, Lots 35.01 & 35.02, Tax Map 36

ACTION DESIRED: Conditional Use approval for its solvent based polyester production which is classified as an "H" High Hazard Use Group in the Uniform Construction Code. A waiver of site plan is also being requested since no new site improvements are proposed.

Clint Allen, Attorney for the applicant and Samuel Williams, Ted Laarkamp, Lawrence DiVietro gave presentation and addressed questions from various board members regarding this application.

The meeting was open to the public. Steve Langston of 19 Tatumsville Lane, Mt. Royal voiced concerns over the impact on the local environment, noise issues, odor associated with any burning or discharge. Jason Lepore of 72 Berkley Road, Mt. Royal, voiced concerns over the impact on the environment and property values and safety protocols. When no one else from the public chose to address the board the public portion was closed.

A motion was made by Mr. McManamy to approve this application contingent upon the Planner's &, Engineer's reports. The motion was seconded by Mr. Brandemarti. Vote: 6 Yes, 0 No

**September 27, 2011  
Planning Board Minutes**

**2. Minor Site Plan 2011-4 - Approved**

APPLICANT: Two J's Enterprises LLC  
PROPERTY: 5 Treasure Lane  
LOCATION: Block 121, Lot 3.01, Tax Map 9.01

ACTION DESIRED: Minor site plan to permit a 2,980 sq. ft. addition to the existing 60,000 sq. ft. building. Addition will be used for storage to replace trailers. Loralie Totten, Engineer and John Krause, Owner, gave presentation for this application.

The meeting was open to the public. When no one from the public chose to address the board the public portion was closed.

A motion was made by Mr. McManamy to approve this application contingent upon the Planner's & Engineer's reports and the trash enclosure to be redesigned. The motion was seconded by Mr. Bond. Vote: 6 Yes, 0 No.

- V. **CORRESPONDENCE** – Letter for DeAngelo Associates requesting an extension for subdivision approval of Block 318, Lots 3, 3.01 & 3.02 – 318 Curtis Avenue. A motion was made by Mr. Purnell to approve this request. The motion was seconded by Mr. Brandemarti. Vote: 5 Yes, 1 No (McManamy)
- VI. **REPORTS: A. Engineer B. Planner C. Solicitor D. Chairman - None**
- VII. **MEMORIALIZE RESOLUTIONS** A motion was made by Mr. McManamy to memorialize resolution 2011-1 (Colace), the motion was seconded by Mr. Brandemarti. Vote: 6 Yes, 0 No. A motion was made by Mr. McManamy to memorialize resolution 2011-3 (NextEra), the motion was seconded by Mr. Bond. Vote: 6 Yes, 0 No. A motion was made by Mr. McManamy to memorialize resolution for Thomas Hedenburg, the motion was seconded by Mr. Purnell. Vote: 5 Yes, 1 No (Bond).
- VIII. **MEMORIALIZE ACTIONS TAKEN AT THIS MEETING A** motion was made by Mr. McManamy, seconded by Mr. Purnell. Vote: 6 yes, 0 no.
- IX. **OPEN THE MEETING TO THE PUBLIC**  
When no one from the public chose to address the board, the public portion of the meeting was closed.
- X. **ADJOURNMENT** A motion for adjournment was made by Mr. McManamy, seconded by Mr. Bond to adjourn the meeting Vote: 6 Yes, 0 No.

Jenna Entrekin  
Recording Secretary