

**Mantua Township Planning Board
December 18, 2007**

Call to Order

Mr. Kenneth Green, chair, called the regular meeting of the Mantua Township Planning Board to order on Tuesday, December 18, 2007 in the Main Meeting Room, Mantua Township Municipal Building, Main Street, Mantua, New Jersey. Mr. Green made statement that the notice of the meeting was published in accordance with the Open Public Meetings Act.

Roll Call

Present: Mr. Michael Datz, Mr. Joseph Giumarello, Mr. Robert Harris, Mr. Kevin Howarth, Mr. Graham Land, Mr. Walter Lenkowski, Mr. John Legge, Mr. Lou Coppolino and Mr. Kenneth Green. **Also present:** Mr. Timothy Kernan, planner; Mr. Jon Bryson, engineer; San Ragonese, Esquire; Mrs. Shirley Veacock, coordinator and Ms. Peggy Veacock, corresponding/recording secretary. **Absent:** Miss Stephanie Salvatore and Mrs. Sharon Lawrence.

Approval of Minutes

On motion by Mr. Lenkowski, seconded by Mr. Legge, the Board approved the November meeting minutes. All members were in favor of the motion.

Swearing in of Professionals

Board Professionals, Mr. Bryson, Mr. Kernan and Mr. Bell were sworn for testimony.

New Business

07—013, JOSEPH GIUMARELLO, MINOR SUBDIVISION, BLOCK 117, LOT 2, 2.01

Alvin Granite, Esquire, was present on behalf of the application. The notice to neighbors and public notification were reviewed and found to be in order. Mr. Giumarello was sworn in for testimony. He is requesting a subdivision. The applicant proposes a single-family home for the second lot.

Engineer's Comments: Mr. Bryson reviewed his December 11, 2007 letter outlining variance and waivers. Mr. Giumarello indicated that, if approved, the lot would be similar to other lots in the area.

Planner's Comments: Mr. Kernan reviewed his December 17, 2007 letter. He confirmed that Mr. Giumarello was aware with the COAH requirement of 1 percent for the new lot. Mr. Giumarello noted that the shed was used for storage. Mr. Datz had a question concerning access to the lot.

Public Comments: There were no comments forthcoming from the public.

Board Action: On motion by Mr. Lenkowski, seconded by Mr. Howarth, the Board approved the minor subdivision with variance.

Roll Call Vote: Yes – Mr. Datz, Mr. Harris, Mr. Land, Mr. Lenkowski, Mr. Legge, Mr. Howarth, Mr. Coppolino and Mr. Green. No – None. Abstentions – None.

MAPLE RIDGE DISCUSSION

Mr. Kernan updated the Board on his discussion with representatives of the Maple Ridge application concerning the Board's request for tree replacement. Mr. Howard asked for some clarifications of the Tree Ordinance. A consensus of the Board was to stick with the ordinance's intent.

Resolutions

Resolution 46 for application 06—008, Metro Acquisition (Target/Lowe's), Final Major Site Plan/Subdivision, Block 242, Lots 7, 7.01, 7.02 was presented to the Board. **On motion by Mr. Legge, seconded by Mr. Harris, the Board approved the Resolution. Roll Call Vote: Yes – Mr. Datz, Mr. Giumarello, Mr. Harris, Mr. Land, Mr. Lenkowski, Mr. Legge, and Mr. Green. No – None. Abstentions – None.**

Resolution 46 for application 04—019, Douglas Sauder, Major Site Plan, Block 253.01, Lot 44 was presented to the Board. **On motion by Mr. Legge, seconded by Mr. Harris, the Board approved the Resolution. Roll Call Vote: Yes – Mr. Datz, Mr. Giumarello, Mr. Harris, Mr. Land, Mr. Lenkowski, Mr. Legge, and Mr. Green. No – None. Abstentions – None.**

Adjournment

There being no further business, the meeting was adjourned.

Respectfully submitted,

Peggy Veacock
Corresponding/Recording Secretary