

Mantua Township Planning Board
June 19, 2007

Call to Order

Mr. Kenneth Green, chair, called the regular meeting of the Mantua Township Planning Board to order on Tuesday, June 19, 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. Richard Emery, Mr. Joseph Giumarello, Mr. Robert Harris, Mr. John Legge, Mr. Michael Datz, Mr. Kevin Howarth and Mr. Kenneth Green. **Also present:** Mr. Tim Kernan, planner; Mr. Jon Bryson, engineer; Samuel Ragonese, Esquire; Mrs. Shirley Veacock, coordinator and Ms. Peggy Veacock, secretary. **Absent:** Ms. Michelle Epifani, Mrs. Sharon Lawrence and Mr. Walter Lenkowski.

Approval of Minutes

On motion by Mr. Emery, seconded by Mr. Legge, the Board approved the April regular meeting minutes. All members were in favor of the motion. On motion by Mr. Legge, seconded by Mr. Harris, the Board approved the April closed meeting minutes. All members were in favor of the motion.

Swearing in of Professionals

Board Professionals, Mr. Bryson and Mr. Kernan were sworn in.

New Business

07—006, HIRAM STANGER, MINOR SUBDIVISION, BLOCK 5, LOT 10

Mr. Hiram Stanger was present and sworn in for testimony. Mr. Stanger informed the Board that He is subdividing his property to sell off about 8.8 acres to his neighbor. He has no use for the land and it would relieve him of tax obligations. Mr. Kernan presented his May 29, 2007 review letter and Mr. Bryson reviewed his May 29, 2007 review letter. The Board discussed the need for a lot line adjustment to make the properties in compliant with Township Ordinances. Mr. Stanger stated that he has been unsuccessful in trying to negotiate with the neighbor in question. The application was opened for public comment.

Mr. Matthew Stanger was sworn in for testimony. He asked for clarification on why the Board is requiring his father to submit information from his neighbor. There being no further questions, the public hearing was closed. Mr. Stanger will try to resolve the issue with Mr. Maccherone prior to the July meeting.

06—008, METRO ACQUISITION, FINAL MAJOR SITE/SUBDIVISION, BLOCK 242, LOT 7, 7.01,7.02

Mr. Ragonese noted that the applicant is having some problems receiving County approval. The applicant is requesting a one-year extension on his approval. **On motion by Mr. Emery, seconded by Mr. Harris, the Board approved the one-year extension. Roll Call Vote: YES – Mr. Emery, Mr. Giumarello, Mr. Harris, Mr. Legge, Mr. Datz, Mr. Howarth and Mr. Green. NO – None. ABSTAINED – None.**

06—004, ALFRED BARLOTTI, MINOR SUBDIVISION, BLOCK 272, LOT 13.03

Mr. Ragonese informed the Board that the applicant's deeds have been held up due to County issues. **On motion by Mr. Harris, seconded by Mr. Emery, the Board approved the one-year extension. Roll**

Call Vote: YES – Mr. Emery, Mr. Harris, Mr. Legge, Mr. Datz, Mr. Howarth and Mr. Green. NO – None. ABSTAINED – Mr. Giumarello.

Other Business – Economic Development Update

Mr. Butch Bruner, chair, of the Economic Development Committee, introduced Phyllis Bross, Esquire to give an update on the redevelopment process for Block 254.01 and Lot 22. Mr. Jim Bell was sworn in and provided an overview of the recommended design for the property as a redevelopment area to make it marketable to prospective buyers.

Resolutions

Mr. Ragonese presented Resolution 07–21 approving the tree compensation for the Metro Acquisition Group, LLC application. **On motion by Mr. Harris, seconded by Mr. Emery, the resolution was approved. All members were in the affirmative to the motion.**

Resolution 07–22 for the Board to go into Closed Session to discuss litigation was presented to the Board. **On motion by Emery, seconded by Mr. Harris, the Board approved the application. All members were in the affirmative to the motion.**

Public Portion

There were no comments forthcoming from the public.

Closed Session

After a closed session, the Board voted to move back into public session. Brian Lozuke, Esquire was present on behalf of the applicant. Mr. Lozuke was informed that the Board discussed the proposal from Maple Ridge GIB, GLLC to consider a plan of 29 maximum lots versus the original 48 proposed lots. The Board was favorable to considering a maximum of 29 lots on no less than .75 acres per lot.

Board Action: On motion by Mr. Harris, seconded by Mr. Emery, the Board approved a motion of settlement to consider a plan of a maximum of 29 lots of .75 acres. Roll Call Vote: YES – Mr. Emery, Mr. Giumarello, Mr. Harris, Mr. Datz, Mr. Howarth and Mr. Green. NO – None. ABSTENTIONS – Mr. Legge.

Adjournment

There being no further business, the meeting was adjourned.

Respectfully submitted,

Peggy Veacock
Corresponding/Recording Secretary