

**Mantua Township Planning Board**  
**July 17, 2007**

**Call to Order**

---

Mr. Kenneth Green, chair, called the regular meeting of the Mantua Township Planning Board to order on Tuesday, July 17, 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, Mrs. Sharon Lawrence, Mr. John Legge, Mr. Michael Datz, 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:** Mr. Robert Harris, Mr. Kevin Howarth, Ms. Michelle Epifani and Mr. Walter Lenkowski.

**Approval of Minutes**

---

**On motion by Mr. Emery, seconded by Mr. Datz, the Board approved the June regular meeting minutes. Mrs. Lawrence abstained from the motion. All other members were in favor of the motion. On motion by Mr. Datz, seconded by Mr. Legge, the Board moved to table a motion on the June closed meeting minutes. All members were in favor of the motion.**

**Swearing in of Professionals**

---

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

**New Business**

---

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

Matthew Stanger, Esquire, was present on behalf of the applicant. Mr. Stanger provided a brief summary of the application and discussion at the June meeting. He noted that the Board requested additional information regarding encroachment of a neighboring property. He reviewed the variance and noted it is the applicant's position that the condition is pre-existing. Mr. Kernan noted the variance would have no effect on the existing condition. Mr. Bryson requested that an additional 8 1/2 foot right-of-way access be included if approval is granted. The applicant will make the adjustment for the right-of-way on the final plan. The requested waivers were reviewed. There were no comments forthcoming from the public.

The applicant received no response from a certified letter submitted to the Maccahrone Trust Fund. Mr. Ragonese stated that he feels the applicant completed a good faith effort to contact the Maccahrone Trust. There is no record of any financial agreement between Mr. Landolfi and the Maccaharone Trust. The encroachment has been in existence for many years. A discussed ensued regarding the lot line issue.

**Board Action: On motion by Mr. Legge, seconded by Mrs. Lawrence, the Board approved the application with the lot width variance and three waivers. Roll Call Vote: YES – Mr. Emery, Mr. Giumarello, Mrs. Lawrence, Mr. Legge and Mr. Datz. NO – Mr. Green. ABSTAINED: None.**

**03—021, SJ TECHNOLOGY PARK AT ROWAN UNIVERSITY, AMENDED PRELIMINARY & FINAL MAJOR SITE PLAN, BLOCK 261, LOTS 8, 9, 9.01 & 10.**

Bill Ziegler, Esquire, was representing the application. Mr. Alan Ippolito, project engineer, was sworn in for testimony. The applicant is making a small change to the trash enclosure. Mr. Kernan and Mr. Bryson had no concerns with the application. There were no comments forthcoming from the public.

**Board Action:** On motion by Mrs. Lawrence, seconded by Mr. Datz, the Board approved the application. Roll Call Vote: YES – Mr. Emery, Mr. Giumarello, Mrs. Lawrence, Mr. Legge, Mr. Datz and Mr. Green. NO – None. ABSTAINED: None.

### **Other Business – Economic Development**

---

Mr. Jim Bell provided an overview of the proposed amendment to the Route 55 Redevelopment Plan. He indicated that the Board should determine if Block 254.01, Lot 22 fits the criteria for a redevelopment area. If the Board were inclined to make that determination, the members would then consider amending the Route 55 Redevelopment Plan to include Block 254.01, Lot 22. The Board opened the hearing for public comment. Individuals speaking were sworn in for testimony.

Mr. Peter Cupit, 1009 Main Street, asked for specifics on what would be developed in the area. Mr. Bell responded that no formal plan has been prepared. The redevelopment plan is a general plan. Other parties such as the County Housing Authority and the Township need to come to an agreement on the plan.

Mrs. Ellen Cupit, 1009 Main Street, stated that she is concerned for how her property would be affected with all the development proposed in the area. There being no further comments, the public hearing was closed.

**Board Action:** On motion by Mr. Datz, seconded by Mrs. Lawrence, the Board moved to designate Block 254.01, Lot 22 as a redevelopment area and approve the resolution memorializing the motion. Roll Call Vote: YES – Mr. Emery, Mr. Giumarello, Mrs. Lawrence, Mr. Legge, Mr. Datz and Mr. Green. NO – None. ABSTAINED: None.

On motion by Mrs. Lawrence, seconded by Mr. Giumarello, the Board moved to amend the Route 55 Redevelopment Plan to include Block 254.01, Lot 22 and approve the resolution memorializing the motion. Roll Call Vote: YES – Mr. Emery, Mr. Giumarello, Mrs. Lawrence, Mr. Legge, Mr. Datz and Mr. Green. NO – None. ABSTAINED: None.

### **Resolutions**

---

Resolution 07-25 for the Maple Ridge GIB, GLLC litigation was presented to the Board. **On motion by Mr. Emery, seconded by Mr. Datz, the resolution was approved. Roll Call Vote: YES – Mr. Emery, Mr. Giumarello, Mr. Datz and Mr. Green. NO – None. ABSTAINED – None.**

Mr. Ragonese presented Resolution 07-27 for application 06-008, Metro Acquisition, Final Major Site/Subdivision, Block 242, Lot 7, 7.01, 7.02. **On motion by Mr. Emery, seconded by Mr. Datz, the resolution was approved. Roll Call Vote: YES – Mr. Emery, Mr. Giumarello, Mr. Legge, Mr. Datz and Mr. Green. NO – None. ABSTAINED – None.**

Resolution 07-26 for application 06-004, Alfred Barlotti, Minor Subdivision, Block 272, Lot 13.03 was presented to the Board. **On motion by Emery, seconded by Mr. Datz, the Board approved the application. Roll Call Vote: YES – Mr. Emery, Mr. Legge, Mr. Datz, Mr. Howarth and Mr. Green. NO – None. ABSTAINED – None.**

After clarification that Resolution 07-23 memorializes the designation of Block 254.01, Lot 22 as a redevelopment area and Resolution 07-24 memorializes amending the Route 55 Redevelopment Plan, **Mr. Legge made a motion to correct the resolution numbers. Mrs. Lawrence seconded the motion. Roll Call Vote: YES – Mr. Emery, Mr. Legge, Mr. Datz, Mr. Howarth and Mr. Green. NO – None. ABSTAINED – None.**

**Public Portion**

---

Mr. Bob Hudgins, Maryland Avenue, questioned the Board's action with the resolutions pertaining to the redevelopment issues. Mr. Ragonese explained that the numbers on the resolutions memorializing the designation of the property as a redevelopment area and amending the Route 55 redevelopment plan were reversed and the Board took action to correct the numbers.

**Adjournment**

---

There being no further business, the meeting was adjourned.

Respectfully submitted,

Peggy Veacock  
Corresponding/Recording Secretary