

Mantua Township Planning Board
January 15, 2008

Call to Order

Mr. Kenneth Green, chair, called the regular meeting of the Mantua Township Planning Board to order on Tuesday, January 15, 2008 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. Graham Land, Mrs. Sharon Lawrence, Mr. Walter Lenkowski, Mr. John Legge, Ms. Stephanie Salvatore, Mr. Kevin Howarth and Mr. Kenneth Green. **Also present:** Mr. Timothy Kernan, planner; Mr. James Colangelo, engineer; Mr. James Biegen, conflict engineer, Sam Ragonese, Esquire and Ms. Peggy Veacock, corresponding/recording secretary. **Absent:** Mr. Lou Copolino.

Approval of Minutes

On motion by Mr. Lenkowski, seconded by Mr. Legge, the Board approved the December meeting minutes. All members were in favor of the motion. Mrs. Lawrence and Ms. Salvatore abstained from the motion.

Swearing in of Professionals

Board Professionals, Mr. Colangelo, Mr. Kernan and Mr. Biegen were sworn for testimony.

New Business

08—001, TOTAL TURF EXPERIENCE, PREL. SITE PLAN/SUBDIVISION, BLK 254.01, LTS 19.01, 32, 33

Michael Ward, Esquire, was present on behalf of the application. Mr. Ward stated that the applicant received a letter from New Jersey Department of Environmental Protection noting a change in the wetlands delineation line. Due to the change, the applicant would lose one of the proposed outdoor soccer fields. The applicant is requesting a sixty-day continuance to revise the site plan. Mr. Ragonese informed the applicant that due to the size of the project, public advertisement would have to be renoticed.

Board Action: On motion by Mr. Lenkowski, seconded by Mrs. Lawrence, the Board approved a sixty-day continuance of the application. All members were in favor of the motion.

08—002, GSD MANAGEMENT, PREL. MAJOR SUBDIVISION, BLOCK 199, LOTS 6 AND 7

Kevin DiMedio, Esquire, was present on behalf of the application. The following individuals were sworn in for testimony for the application: Mr. Lou Joyce, Mr. Andrew Hogg, and Mr. Gabe DiMedio. Mr. Joyce provided an overview of the project. The applicant is requesting a subdivision for nine residential lots. He provided an overview of the necessary variances. Mr. Ragonese noted that one of the green cards was not with the public notification information. Mr. DiMedio had a copy of the original and indicated he would submit it for the file.

Planner's and Engineer's Comments: Mr. Kernan reviewed his January 15, 2008 review letter and Mr. Colangelo reviewed his January 10, 2008 letter prepared for the application.

Board Discussion: The Board discussed issues involving the maintenance of the basin. Mr. Datz suggested the maintenance fee be submitted at the beginning of the project in the event that homes are not completed. A homeowner's association is proposed. The Board also discussed the cul da sac radius, enforcement of no on street parking and piping.

Public Comment:

Ms. Tammy DalPonso, 8 Spruce Street, expressed concern for drainage from the basin and additional students for the school system. She stated she is against the project.

Ms. Liz Vincent, 9 Spruce Street, also expressed concern for water retention in the basin. She requested a fence around the basin. Ms. Vincent noted concern as to whether the radius would be sufficient for school buses and fire trucks.

Mr. Steve Dupee, 10 Spruce Street, noted concern for grading and drainage. He stated the area is very wet. Mr. Hogg outlined the drainage direction for the stormwater runoff. Water will not drain to the rear of any of the lots. He also asked for more of a buffer. Mr. Kernan noted that, if approved, he would like to discuss additional buffering with the applicant.

Ms. DalPonso questioned the time frame of the project. Mr. DiMedio noted that it is hard to determine an exact date. He expects to start the project shortly after final approval.

Mr. Guy Prasalowicz stated his concern with being able to get a copy of the plans and the timeframe for advertising the application. He reiterated that the area is very wet, trees are falling down and his property is washing away. Mr. Datz noted that Centre Street is a County Road. Mr. Prasalowicz asked if the Township Committee could write a letter on behalf of the citizens to propose additional sidewalks in the area. Mr. Ragonese responded that the applicant has complied with the State Laws regarding time limits.

Mr. Anthony DeCant noted concerns for grading and buffer enforcement. He was informed that the Township engineer would be required to ensure that all requirements for the stormwater management and buffering are adhered to. Any mosquito problems would be referred to the County.

Mrs. Lawrence suggested that the homeowner's association inform prospective buyers of the *no parking* on the street requirement. The applicant agreed to consider widening the turn.

Board Action: On motion by Mr. Land, seconded by Mr. Lenkowski, the Board approved preliminary major subdivision with conditions noted in the planner and engineer review letters, fencing around the basin to be determined at final, the pipe easement, basin maintenance by the homeowners association, lot dept variance on lot 8, proposed buffering, 40 ft. cal da sac radii, and 30 foot cartway. All members were in favor of the motion.

Roll Call Vote: Yes – Mr. Datz, Mr. Giumarello, Mr. Harris, Mr. Land, Mrs. Lawrence, Mr. Lenkowski, Mr. Legge, Ms. Salvatore and Mr. Green. No – None. Abstentions – None.

Resolutions

The resolution for application 07—013, Joseph Giumarello, Minor Subdivision, Block 117, L0t 2, 2.01 was presented to the Board. **On motion by Mr. Legge, seconded by Mr. Datz, the Board approved the Resolution. Roll Call Vote: Yes – Mr. Datz, Mr. Harris, Mr. Land, Mr. Lenkowski, Mr. Legge, Mr. Howarth and Mr. Green. No – None. Abstentions – None.**

Adjournment

There being no further business, the meeting was adjourned.

Respectfully submitted,

Peggy Veacock
Corresponding/Recording Secretary