

**Mantua Township Planning Board
October 21, 2008**

Call to Order

Mr. Kenneth Green, chair, called the regular meeting of the Mantua Township Planning Board to order on Tuesday, October 21, 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. Joseph Giumarello, Mr. Graham Land, Mrs. Sharon Lawrence, Mr. Kevin Howarth, Mr. Robert Zimmerman and Mr. Kenneth Green. **Also present:** Mr. Tim Kernan, planner; Anthony Almeida, Esquire, Mrs. Shirley Veacock, coordinator, and Ms. Peggy Veacock, corresponding/recording secretary. **Absent:** Mr. Robert Harris, Mr. John Legge, Ms. Stephanie Salvatore, Mr. Dave Mastrogiacono and Mr. Lou Coppollino.

Swearing of Professionals

Board Professional Mr. Kernan was sworn for testimony.

Approval of Minutes

On motion by Mrs. Lawrence, seconded by Mr. Zimmerman, the Board approved the September meeting minutes. All members were in favor of the motion.

New Business

06-08, Amendment for Sleepy's (Metro), Block 242, Lot 7

Brett Wiltsee, Esquire, was present representing the applicant. The applicant is seeking approval for two signs for the Sleepy's building. The one would front Woodbury–Glassboro Road and the other the entranceway. If there were other tenants in the facility, four 40-inch signs would be allowed. Since Sleepy's will be using the full space, they are asking for two signs at 98.75 feet each. The applicant is proposing the request as a waiver rather than a variance because they are asking for significantly less signage in total. The sign with frontage on Woodbury–Glassboro Road is 65 feet long while the sign on the side is longer at 80 feet.

Mr. Dan Hughes, Principal for the project, was sworn in for testimony. He noted that the signage they are proposing is standard. If they cannot get approvals, they will return to the option of seeking three other tenants.

Planner's Comments: Mr. Kernan discussed his September 11, 2008 review letter. He noted that the request should be considered a waiver because it would fall under the design standards.

Board Comments: Mrs. Lawrence questioned the need for a sign on the side of the building and asked if there were any other business in the Township that had more than one facade sign. Mr. Kernan noted that the newly proposed CVS on Route 45 has drive thru and pharmacy signs. Mr. Land asked if there would be a stand-alone sign. Mr. Hughes noted that a Circuit City was proposed to the left of Pet Smart. However, they are now trying to identify a new tenant. A discussed ensued regarding the location of the building.

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

Board Action: On motion by Mrs. Lawrence, seconded by Mr. Zimmerman, the Board approved the application. Call Vote: Yes – Mr. Giumarello, Mr. Land, Mrs. Lawrence, Mr. Howarth, Mr. Zimmerman, and Mr. Green. No – None. Abstentions – None.

Redevelopment Report for Ledden & Inversand

Mr. Jim Bell, Mr. George Stevenson and Phyllis Bross were present to discuss the report. Mr. Bell discussed the status of Mantua's Phase 3 Affordable Housing Plan and reiterated for the Board and public of the process of the Township's COAH obligation. He talked about how the Ledden Inversand property could be utilized to assist the Township in meeting COAH requirements. Ms. Bross provided an introduction to the plan presentation. Mr.

George Stevenson, Remington & Vernick Engineers, was sworn in and began his review of the preliminary investigation for the Inversand and Ledden properties located at Block 242, Lots 1.01, 2 and 7. Items C, D and H of the criteria are the basis for deciding the property is in need of redevelopment.

Public Comment: All individuals were sworn in for testimony.

Mr. Jim Slemph, 536 Mount Royal Road, Sewell, questioned whether public funds would be used to clean the area. Ms. Bross noted that at this point, they only are seeking acceptance of the redevelopment plan with a recommendation to the Township Committee. If approved, a developer would pay for the actual redevelopment. Some of the professional costs would be covered through grant programs. Mr. Slemph stated his concern for the project being a burden to the taxpayers. Mrs. Michelle Bruner, Economic Development Committee, stated that all funds to date have not been paid by taxpayers and that most of the expenses have been paid through the County and grant programs. Mr. Slemph noted that expenses paid through County would still be considered public money.

Mr. Bob Hudgins, Sewell, expressed concern for the current problems with the access road. He suggested that the problems be resolved prior to any redevelopment in the area.

Warren Carr, Esquire, noted that he was representation for the Ledden property. His clients are in agreement with the plan and ready to proceed.

Mr. Al Davis, President - Inversand, informed the Board of his support of the project.

There were no other comments forthcoming from the public.

Board Comments and Action: Mrs. Lawrence acknowledged the efforts of the Economic Development Committee. **Mr. Howarth made a motion to approve Resolution 28 accepting the report and recommending approval of the property as a redevelopment area to the Township Committee based on C, D and H criteria of the report. Mr. Zimmerman seconded the motion. Roll Call Vote: Yes – Mr. Giumarello, Mr. Land, Mrs. Lawrence, Mr. Howarth, Mr. Zimmerman and Mr. Green. No – None. Abstentions – None. All Board members noted that the reason for their approval was the C, D and H criteria outlined in the redevelopment report.**

Resolutions

Resolution 29 for application 08-24, Pitman Church of Christ, Final Site Plan, Block 260, Lots 4.02 and 4.03 to the Board. **On motion by Mr. Howarth, seconded by Mrs. Lawrence, the resolution was approved. Roll Call Vote: Yes – Mr. Giumarello, Mr. Howarth, Mr. Zimmerman and Mr. Green. No – None. Abstentions – None.**

Mr. Almeida presented Resolution 27 for application 07-010, Hoffman, Minor Subdivision, Block 162, Lot 1 to the Board. **On motion by Mr. Zimmerman, seconded by Mr. Howarth, the resolution was approved. Roll Call Vote: Yes – Mr. Giumarello, Mr. Howarth, Mr. Zimmerman and Mr. Green. No – None. Abstentions – None.**

Adjournment

There being no further business, the meeting was adjourned.

Respectfully submitted,

Peggy Veacock
Corresponding/Recording Secretary