

**Mantua Township Planning Board
March 18, 2008**

Call to Order

Mr. Kenneth Green, chair, called the regular meeting of the Mantua Township Planning Board to order on Tuesday, March 18, 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. Robert Harris, Mr. Graham Land, Mrs. Sharon Lawrence, Mr. Walter Lenkowski, Mr. John Legge and Mr. Kenneth Green. **Also present:** Ms. Pam Pellegrini planner; Mr. Jim Biegen, engineer; Sam Ragonese, Esquire, Mrs. Shirley Veacock, coordinator, and Ms. Peggy Veacock, corresponding/recording secretary. **Absent:** Miss Stephanie Salvatore, Mr. Kevin Howarth and Mr. Lou Coppollino.

Approval of Minutes

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

Swearing in of Professionals

Board Professionals, Mr. Biegen and Mrs. Pellegrini were sworn for testimony.

New Business

03—002, WINTERSTAR, FINAL SITE PLAN, BLOCK 109, LOTS 1 & 2

Barry Lozuke, Esquire, was present on behalf of the application. The applicant is requesting a second one-year extension until April 2009. Mr. Lozuke informed the Board that the applicant has had difficulty in attracting a tenant they feel would be acceptable to the Township. They want to be selective to appease the neighbors. This is the final extension that can be requested. Mr. Lozuke noted that the economy is also a factor.

Board Action: On motion by Mr. Lenkowski, seconded by Mrs. Lawrence, the Board approved a second one-year extension until April 2009.

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

08—001, TOTAL TURF EXPERIENCE, PREL FINAL MAJ SUBDIV & SITE PLAN, BLK 254.01, LTS 19.01, 32 & 33

Michael J. Ward, Esquire, was present on behalf of the application. The public notification and notice to neighbors was found to be in order. Mr. Ward reminded the Board that the applicant was before the Board in January. However, a wetlands issue required them to have the application tabled. The plan before the Board for action has several minor modifications. The following individuals were sworn for testimony: Mr. Andy Logar, partner, Mr. Jerry McGough, partner, Mr. Brad Yates, partner, Mr. Andy Coursen, engineer, and Mr. Andrew Feranda, traffic engineer.

A site plan drawing (TTE 1) and façade drawing (TTE 2) was submitted for the record. Mr. Coursen provided an overview of the proposed plan. The applicant proposed to consolidate the three lots into two. The project will be completed in two phases. The first phase of the site plan will include offices, concession area, a pro shop, two indoor turf fields and one outdoor grass field. Phase two for the second building includes one indoor turf field. The sewerage will be extended with an easement. Mr. Feranda presented the traffic engineering report. He confirmed that there is sufficient area for emergency vehicles. He discussed the proposed circulation and buffers.

Planner's Comments: Ms. Pellegrini reviewed the planner's March 14, 2008 review letter. There will be a storage enclosure for equipment. Ms. Pellegrini asked that a note indicating that item be added to the plan. Architectural plans are being prepared and will be submitted for review within the next week. The applicant will comply with COAH requirements.

Engineer's Comments: Mr. Biegen reviewed the engineer's March 13, 2008 review letter. Mr. Yates noted that the landmark trees will be located. Mr. Feranda added some comments regarding the circulation and parking.

Board Discussion: Mr. Graham requested sidewalks along the entrance boulevard. The applicant agreed to install sidewalks. He also asked for the proposed hours of operation. The applicant proposed the hours of operation to be between 9 a.m. through 11 p.m. Mr. Graham expressed safety concerns with the front basin. Mrs. Lawrence expressed concern for car lights shining into the homes on neighboring properties.

Public Comment: Mr. Guy Prasalowicz urged the Board to require sidewalks noting the importance for bike trails and sidewalks throughout the Township. Mr. Green informed Mr. Prasalowicz that the applicant did agree to the installation of sidewalks. There being no further comments, the public hearing was closed.

Board Action: On motion by Mr. Lenkowski, seconded by Mr. Land, the Board approved the preliminary and major subdivision and site plan application with conditions. Roll Call Vote: Yes – Mr. Giumarello, Mr. Harris, Mr. Land, Mrs. Lawrence, Mr. Lenkowski, Mr. Legge and Mr. Green. No – None. Abstentions – None.

DISCUSSION ON LEDDEN'S AND INVERSAND PROPERTIES

Ms. Phyllis Bross, redevelopment attorney, indicated that the Ledden and Inversand properties have been identified as a possible redevelopment site. Opportunities for the site include retail and housing that would be ratables for the Township. She noted that the site would also provide COAH obligations. **On motion by Mr. Land, seconded by Mr. Harris, the Board tabled discussion and action until the next meeting. All members were in favor of the motion**

OPEN SPACE AND RECREATION PLAN

Ms. Alison Hastings and Ms. Suzanne McCarthy, Delaware Valley Regional Planning Commission, were present to respond to questions concerning the *Open Space and Recreation Plan* they prepared for Mantua Township.

Public Comment: Mr. Bruce McKenna noted that he owns the property behind the Lukoil on Route 45. He intends to build a home for his family. He noted that the plan proposes sidewalks on his property along the Mantua Creek. He requested that the Board remove the proposed sidewalks from the plan.

Mr. Tom Doughton, 46 Woodstream Court, ask that the Board consider designating the lot the Acme proposed for development as open space. He reviewed several maps noted in the plan. Mr. Ragonese noted that in order for the Township to designate the Acme lot, it would require the Township to invoke eminent domain. He also noted that the Township is presently in litigation with Acme regarding the property. A determination in the case will be made in the next 90 days.

Mr. Guy Prasalowicz, 2 Brookview Court, noted that he is in agreement with Mr. Doughton's comments and feels the plan is good for Mantua Township. He noted the plan is good for increasing open space and property values, the environment, businesses and the quality of life. There being no further comments the public hearing was closed.

Comments: Ms. Hastings noted that the plan is a *wish list*. No sidewalks would be installed without working with the neighbors. The plan simply identifies where opportunities exist.

Board Action: On motion by Mr. Harris, seconded by Mr. Land, the Board recommended forwarding the *Open Space and Recreation Plan* to the Township Committee for consideration as part of the Township's Master Plan. Roll Call Vote: Yes – Mr. Giumarello, Mr. Harris, Mr. Land, Mrs. Lawrence, Mr. Lenkowski, Mr. Legge and Mr. Green. No – None. Abstentions – None.

Resolutions

The resolution for application 08—008, Metro Acquisition, Amended Final Major Site Plan and Subdivision, Block 242, Lots 7, 7.01 and 7.02 was presented to the Board. **On motion by Mr. Legge, seconded by Mr. Giumarello, the Board approved the Resolution. Roll Call Vote: Yes – Mr. Giumarello, Mr. Harris, Mr. Land, Mrs. Lawrence, Mr. Lenkowski, Mr. Legge and Mr. Green. No – None. Abstentions – None.**

Resolution 08-15 for application 08—003, Kiddie Korral, Preliminary Site Plan, Block 151, Lots 8 was presented to the Board. **On motion by Mr. Land, seconded by Mr. Legge, the Board approved the Resolution. Roll Call Vote: Yes – Mr. Giumarello, Mr. Harris, Mr. Land, Mrs. Lawrence, Mr. Lenkowski, Mr. Legge and Mr. Green. No – None. Abstentions – None.**

The resolution memorializing an extension for application 03—002, Winterstar, Final Site Plan, Block 109, Lots 1 and 2 was presented to the Board. **On motion by Mrs. Lawrence, seconded by Mr. Land, the Board approved the Resolution. Roll Call Vote: Yes – Mr. Giumarello, Mr. Harris, Mr. Land, Mrs. Lawrence, 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