

**Mantua Township Planning Board
September 16, 2008**

Call to Order

Mr. Kenneth Green, chair, called the regular meeting of the Mantua Township Planning Board to order on Tuesday, September 16, 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, Mrs. Sharon Lawrence, Mr. John Legge, Ms. Stephanie Salvatore, Mr. Kevin Howarth, Mr. Robert Zimmerman, Mr. Dave Mastrogiacomo and Mr. Kenneth Green. **Also present:** Mr. Tim Kernan, planner; Mr. Jim Colangelo, engineer; Sam Ragonese, Esquire, Mrs. Shirley Veacock, coordinator, and Ms. Peggy Veacock, corresponding/recording secretary. **Absent:** Mr. Robert Harris, Mr. Graham Land, and Mr. Lou Coppolino.

Swearing of Professionals

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

Approval of Minutes

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

New Business

07-010, Hoffman, Minor Subdivision, Block 162, Lot 1

Mr. William Hoffman was present to request an extension of his approval. He indicated the reason for the request is a delay in County approval. **On motion by Mr. Howarth, seconded by Mrs. Lawrence, the Board approved a 30-day extension. All members answered in the affirmative to the motion.**

Redevelopment Resolution Ledden & Inversand

The Township Committee is seeking the Planning Board's recommendation to have a preliminary investigation report prepared to have Block 242, Lots 1.01, 2 and 7 deemed a redevelopment area. **On motion by Mrs. Lawrence, seconded by Mr. Legge, the Board moved to approve Resolution 26-08 recommending a preliminary investigation be performed by Remington & Vernick to designate Block 242, Lot 1.01, 2 and 7 as a redevelopment area. Roll Call Vote: Yes – Mr. Giumarello, Mrs. Lawrence, Mr. Legge, Ms. Salvatore, Mr. Howarth, Mr. Zimmerman, Mr. Mastrogiacomo and Mr. Green.**

08-24, Pitman Church of Christ, Final Site Plan, Block 260, Lots 4.02 & 4.03

Lawrence Point, Esquire, was present representing the applicant. Mr. Charles Peterson and Mr. Jason Sciuillo, engineer, were sworn for testimony. Mr. Sciuillo noted that the applicant is proposing to build a 590-seat church on Pitman Barnsboro Road. He presented an overview of the proposed landscaping and basin. There is one minor change since preliminary approval. The Soil Conservation District requested that the area south of the basin be stabilized. The County is waiting on the bond posting. Approval from the Gloucester County Health Department is still outstanding.

Planner's Comments: Mr. Kernan discussed his September 3, 2008 review letter. All items on the revised plans have been satisfied.

Engineer's Comments: Mr. Colangelo discussed his September 15, 2008 review letter. The applicant will comply with all of Mr. Colangelo's comments.

Board Action: On motion by Mr. Legge, seconded by Mrs. Lawrence, final approval was granted with conditions. Call Vote: Yes – Mr. Giumarello, Mrs. Lawrence, Mr. Legge, Ms. Salvatore, Mr. Howarth, Mr. Zimmerman, Mr. Mastrogiacomo and Mr. Green. No – None. Abstentions – None.

Resolutions

The resolution for application 06-011, 08-002, GSD Management, Major Subdivision, Block 199, Lots 6 and 7 was presented to the Board. On motion by Mr. Howarth, seconded by Ms. Salvatore, the resolution was approved. Roll Call Vote: Yes – Mr. Giumarello, Mr. Legge, Ms. Salvatore, Mr. Howarth, Mr. Zimmerman, Mr. Mastrogiacomo and Mr. Green. No – None. Abstentions – None.

Adjournment

There being no further business, the meeting was adjourned.

Respectfully submitted,

Peggy Veacock
Corresponding/Recording Secretary