

**Mantua Township Planning Board
December 15, 2009**

Call to Order

Mr. Kenneth Green, chair, called the regular meeting of the Mantua Township Planning Board to order on Tuesday, December 15, 2009 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, Mrs. Sharon Lawrence, Mr. John Legge, Ms. Stephanie Salvatore, Mr. Dave Mastrogiacommo, Mr. Robert Zimmerman and Mr. Kenneth Green. **Also present:** Mr. Tim Kernan, engineer; Mr. Robert Perry, Planner; Sam Ragonese, Esquire, Mrs. Shirley Veacock, coordinator, and Ms. Peggy Veacock, corresponding/recording secretary. **Absent:** Mr. Kevin Howarth, Ms. Michele Epifani and Mr. Chris Gies.

Swearing of Professionals

Board Professional Mr. Kernan and Mr. Perry were sworn for testimony.

Approval of Minutes

On motion by Mrs. Lawrence, seconded by Mr. Giumarello, the Board approved the October minutes. Roll Call Vote: YES – Mr. Giumarello, Mr. Harris, Mrs. Lawrence and Mr. Green. On motion by Mrs. Lawrence, seconded by Mr. Zimmerman, the Board approved the November minutes. Roll Call Vote: YES – Mr. Giumarello, Mrs. Lawrence, Mr. Zimmerman, Mr. Mastrogiacommo and Mr. Green.

New Business

09–010, Smith Orchards, Minor Site Plan, Block 261, Lot 7.02

William F. Ziegler, Esquire, was present on behalf of the applicant. Mr. Steve Smith, applicant, and Mr. Gary Civalier, engineer were sworn in for testimony. Mr. Civalier provided an overview of the proposal. The applicant is proposing a 3,000 square feet addition to the existing building shop and service area. The exterior will match the existing building. Two additional parking spaces will be provided. The waivers the applicant is requesting are similar to those from the previous application. The copy of the plan displayed for the Board was submitted as SMITH1 exhibit.

Planner's Review: Mr. Perry outlined the planner's November 25, 2009 review letter. He noted that he has no objection to the requested waivers.

Engineer's Review: Mr. Kernan reviewed his November 23 letter.

Board Action: On motion by Mr. Giumarello, seconded by Mr. Harris, the Board approved the minor side plan with waivers noted in the professional review letters. Roll Call Vote: YES –Mr. Giumarello, Harris, Mrs. Lawrence, Mr. Legge, Ms. Salvatore, Mr. Zimmerman, Mr. Mastrogiacommo and Mr. Green. NO – None. ABSTENTIONS – None.

09–011, Gloucester County Christian School, Minor Site Plan, Block 260, Lot 1, 2 & 17

Wayne Bober, Esquire, Pastor Mark Franklin, Pastor – Hardingville Church and Administrator of Gloucester County Christian School, Mr. Bill Coman, Proper Manager, and Jeffrey Richter, Engineer, were present on behalf of the application. Pastor Franklin, Mr. Coman and Mr. Richter were sworn for testimony. The public notification and proof of advertisement were in order. Mr. Bober informed the Board that a previous application was not completed within the time limit. The current application before the Board is smaller in size. He noted the

following: there will be no change in traffic flow activities, no sidewalks are proposed along Golf Club Road and there will be no change in the lighting.

Mr. Richter stated that the access road would be the same. The current drainage will be used. The loop around the building will be paved and lighting will be lowered to the required height. He proceeded to review the waivers requested.

Pastor Franklin noted that the proposed facility would consist of a new gymnasium for the older students. The only nighttime use will be during basketball season. He expects the games to end around 7:30 p.m. and the lights will be off when the building clears out after the games. He stated that there are no sidewalks in the area. All students are transported to school by vehicles. The school is a non-profit and as such, they are requesting a waiver for the contribution in lieu of sidewalks. Funds to pay such a waiver would have to be borrowed or raised through donations and tuition increases.

The applicant noted that landscaping had been installed from the previous application. Since they have a church parishioner who owns a nursery and will donate items. Therefore, they would like to install the new plantings when the building is finished.

Planner's Review: Mr. Perry outlined the planner's November 30 review letter. He indicated that there are a few housekeeping notes to be cleaned up and he supports the requested waivers.

Engineer's Review: Mr. Kernan reviewed his December 1 letter. He noted that the lots are all one property and affirmed his support of the requested waivers.

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

Board Action: On motion by Mrs. Lawrence, seconded by Mr. Zimmerman, the Board approved the minor side plan with the waivers outlined in the review letters and the waiver for providing a contribution in lieu of sidewalks. Roll Call Vote: YES – Mr. Giumarello, Harris, Mrs. Lawrence, Mr. Legge, Ms. Salvatore, Mr. Zimmerman, Mr. Mastrogiamaco and Mr. Green. NO – None. ABSTENTIONS – None.

Resolution

Mr. Ragonese presented Resolution 09-24 for application 09-009, Minor Site Plan, Pettit Holdings I, LLC, Block 155, Lot 1. On motion by Mrs. Lawrence, seconded by Mr. Zimmerman, the Board approved the resolution. Roll Call Vote: YES – Mr. Giumarello, Mr. Harris, Ms. Lawrence, Mr. Legge and Mr. Green. NO – None. ABSTENTIONS – None.

Other Business

On motion by Mr. Giumarello, seconded by Mr. Zimmerman, the Planning Board accepted the resignation of Mr. Chris Gies. All members were in the affirmative to the motion.

The annual reorganization meeting will be held at 7:00 p.m. on January 19, 2010.

Adjournment

There being no further business, the meeting was adjourned.

Respectfully submitted,



Peggy Veacock
Corresponding/Recording Secretary