

**Mantua Township Planning Board  
July 21, 2009**

**Call to Order**

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Mr. Kenneth Green, chair, called the regular meeting of the Mantua Township Planning Board to order on Tuesday, July 21, 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**

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**Present:** Mr. Joseph Giumarello, Mr. Robert Harris, Mr. John Legge, Ms. Stephanie Salvatore, Mr. Robert Zimmerman, Ms. Epifani and Mr. Kenneth Green. **Also present:** Mr. Tim Kernan, engineer; Mr. George Stevenson, Planner; Sam Ragonese, Esquire, Mrs. Shirley Veacock, coordinator, and Ms. Peggy Veacock, corresponding/recording secretary. **Absent:** Mrs. Sharon Lawrence, Mr. Dave Mastrogiacomo, Mr. Kevin Howarth and Mr. Chris Gies.

**Swearing of Professionals**

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**Board Professional Mr. Kernan and Mr. Stevenson were sworn for testimony.**

**Approval of Minutes**

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**On motion by Mr. Zimmerman, seconded by Ms. Epifani, the Board approved the May minutes. Mr. Legge abstained from the vote because he was not present at the May meeting.**

**New Business**

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**06-008, Final Major Site Plan, Amendment Metro Acquisition, Block 242, Lot 7, 7.01 and 7.02**

Frank V. Tedesco, Esquire, was present on behalf of the applicant. Mr. Matthew Kelly, asset manager, Hughes Development Group; Mr. Joseph Odenheimer, engineer, Stantec Consulting; and Mr. Ken Gioffre, marketing director, All State Signs were present for the application and sworn for testimony. Mr. Tedesco noted that the applicant is seeking an amendment to the final site plan approval for the space adjacent to the Pet Smart Store. Mr. Odenheimer provided a brief overview of the application. The reconfiguration of the store consists of a reduction of 804 square feet of floor area. The applicant is also seeking two variances for maximum banner area and maximum sign area. The Board discussed the location of the loading dock and type of rear doors.

**Planner's Review:** Mr. Stevenson outlined his June 23 and July 14 review letters. He noted that he had no planning issues and asked for clarifications regarding the trash enclosure. The rear entrance will be a double door. The applicant will provide Mr. Stevenson with additional detail regarding the trash enclosure. Mr. Stevenson suggested linking a time limit on the temporary sign consistent with the issuance of the certificate of occupancy.

**Engineer's Review:** Mr. Kernan reviewed his June 30 and July 13 letters. He indicated that he had no comments on the sign package or the site plan. He did request that a grading plan be submitted with the trash enclosure detail.

**Public Comments:** There were no individuals present wishing to speak regarding the application.

**Board Action:** On motion by Mr. Legge, seconded by Mr. Zimmerman, the Board approved the amended application with the two variances, trash enclosure detail, grading detail and condition of 30-day limit after the issuance of a certificate of occupancy for the temporary sign. **Roll Call Vote: YES – Mr. Giumarello, Mr. Harris, Mr. Legge, Ms. Salvatore, Mr. Zimmerman, Ms. Epifani and Mr. Green. NO – None. ABSTENTIONS – None.**

**Resolution**

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Mr. Ragonese presented Resolution 09-18 for application 09-002, Final Major Site Plan, Matsui Nursery 170, Lot 5. **On motion by Mr. Zimmerman, seconded by Mr. Harris, the Board approved the resolution. Roll Call Vote: YES – Mr. Giumarello, Mr. Harris, Ms. Salvatore, Mr. Zimmerman and Ms. Epifani. NO – None. ABSTENTIONS – None.**

Resolution 09-17 for application 09-004, Prel/Final Minor Site Plan, The Church of Incarnation, Block 110, Lot 5.01 was presented to the Board. **On motion by Mr. Zimmerman, seconded by Mr. Legge, the Board approved the resolution. Roll Call Vote: YES – Mr. Giumarello, Mr. Legge, Mr. Zimmerman and Mr. Green. NO – None. ABSTENTIONS – None.**

**Other Business**

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Mr. Ragonese indicated that the New Jersey Supreme Court has upheld the Builders League Case regarding recreation fees. He also indicated that there is a new checklist for stormwater management.

**Adjournment**

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There being no further business, the meeting was adjourned.

Respectfully submitted,



Peggy Veacock  
Corresponding/Recording Secretary