

Mantua Township Planning Board
April 21, 2009

Call to Order

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

Present: Mr. Joseph Giumarello, Mrs. Sharon Lawrence, Mr. John Legge, Mr. Kevin Howarth, Mr. Robert Zimmerman 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:** Mr. Robert Harris, Ms. Stephanie Salvatore, Mr. Dave Mastrogiacomo, Mr. Chris Gies and Ms. Epifani.

Swearing of Professionals

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

Approval of Minutes

On motion by Mrs. Lawrence, seconded by Mr. Zimmerman, the Board approved the March minutes.

New Business

09-003, Minor Subdivision, William Gallagher, Block 158, Lot 19

Barry Lozuke, Esquire, was present on behalf of the applicant. He provided an overview of the changes in the application since the last submission. The applicant is requesting variances for lot frontage and lot width. Lot 19.03 will be created as a flag. Since Main Street is a County Road, the County determines the access road. A copy of the easement for lots 19.03 and 19.04 will be submitted to Mr. Ragonese for review. The Township is seeking an easement for the installation of sidewalks to be extended to Chestnut Branch Park. The applicant is requesting the variance under the C1 criteria. The applicant was asked if he would consider limiting the property to no further subdivisions. The applicant agreed to no further subdivisions as long as he owned the property.

Planner's Review: Mr. Stevenson reviewed his April 1, 2009 letter outlining outstanding items on the plan. The applicant agreed to modify the plan to include widening of the existing stone driveway. Mr. Lozuke noted that the maintenance issue is a private issue between the owners. Mr. Gallagher has done the primary maintenance on the driveway.

Engineer's Review: Mr. Kernan outlined his April 4, 2009 letter reviewing the plan.

Public Comments: All individuals were sworn for testimony.

Mr. George Surowicz, owner of Lot 19.03, informed the Board that he was concern for the impact of the development of the property on his lot. He feels additional building will create erosion problems. He is also concerned with the impact of construction on the roads. He feels that approval of the subdivision will reduce the value of his home.

Mr. Lozuke reiterated that Mr. Gallagher has been primarily responsible for maintaining of the driveway. There have been no problems with what he has done thus far. He informed Mr. Surowicz that Mr. Gallagher will be required to submit a grading plan for approval before any construction permits are given.

Mr. Gary Mulbairer, 5 Hollybrook Court, noted that he purchased his property for privacy. He questioned why there has been no mention of financial hardship since that was the reason for Mr. Gallagher's previous application. He stated that Mr. Gallagher has been a good neighbor, but he is concerned for problems new construction could create.

Ms. Nicole Jordan, 25 Holly Court, expressed concern for further development. She is in favor of preserving land. She feels additional development will increase traffic problems entering and exiting the access driveway.

There being no further questions, the public hearing was closed.

Board Comments: Mr. Giumarello asked if the applicant would agree to a contribution to the sidewalk fund in lieu of a waiver. Mr. Howarth questioned whether the concrete apron could be widened. Mr. Legge noted that the current application is not a significant change from the previous application.

Mr. Lozuke noted that it is the right of the applicant to develop his land. Mr. Gallagher is struggling financially and that his is motivation for pursuing this application,

Board Action: On motion by Mr. Giumarello, seconded by Mr. Zimmerman, the Board approved the application with two variances (lot width and lot frontage), design waivers, the sidewalks and easements to be worked out, deed restricted of no further development on back property, access easement, bike path easement and contribution to the sidewalk fund. Roll Call Vote: YES – Mr. Giumarello, Mrs. Lawrence, Mr. Howarth, Mr. Zimmerman and Mr. Green. NO – Mr. Legge. ABSTENTIONS – None.

09-004, Minor Site Plan, The Church of Incarnation, Block 110, Lot 5.01

Francis J. Monari, Esquire, was present on behalf of the applicant. Mr. Andrew Hogg, engineer; Mr. Joseph McKernan architect; and Father Ken Johnson were also present and sworn in for testimony. Mr. Monari described the project. He indicated that the church wishes to move the Parish offices from the old church building to the new church. Mr. McKernan provided an overview of the proposed architecture for the new facility. The addition will consist of six offices, a conference room and one restroom. Mr. Hogg discussed parking, drainage, water and sewer.

Planner's Review: Mr. Stevenson reviewed his April 2, 2009 letter outlining outstanding items on the plan. He was informed the hours of operation would be Saturdays and Sundays. It was expected the lights would be on a timer and would go off by 10 p.m.

Engineer's Review: Mr. Kernan outlined his April 3, 2009 letter reviewing the plan. He noted some drainage concerns that he will work out with Mr. Hogg.

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 preliminary and final application with a variance, waivers and comments from the professional's letters being addressed to the satisfaction of Mr. Stevenson and Mr. Kernan Roll Call Vote: YES – Mr. Giumarello, Mrs. Lawrence, Mr. Howarth, Mr. Legge, Mr. Zimmerman and Mr. Green. NO – None. ABSTENTIONS – None.

Resolution

Mr. Ragonese presented Resolution 09-14 for application 09-002, Preliminary Major Site Plan, Matsui Nursery 170, Lot 5. **On motion by Mrs. Lawrence, seconded by Mr. Zimmerman, the Board approved the resolution. Roll Call Vote: YES – Mr. Giumarello, Mrs. Lawrence, Mr. Zimmerman and Mr. Green. NO – None. ABSTENTIONS – None.**

Mr. Ragonese presented an amended resolution for application 08-08, Minor Subdivision, Royal Oaks Homeowner's Association, Ph IV, Block 146.12, Lot 28. **On motion by Mr. Legge, seconded by Mrs. Lawrence, the Board approved the resolution. Roll Call Vote: YES – Mr. Giumarello, Mrs. Lawrence, Mr. Legge, 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