

**Mantua Township Planning Board  
February 17, 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, February 17, 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, Mrs. Sharon Lawrence, Mr. John Legge, Ms. Stephanie Salvatore, Mr. Robert Zimmerman, Mr. Dave Mastrogiacomo, Mr. Chris Gies, Ms. Epifani and Mr. Kenneth Green. **Also present:** Mr. Jon Bryson, engineer; Sam Ragonese, Esquire, Mrs. Shirley Veacock, coordinator, and Ms. Peggy Veacock, corresponding/recording secretary. **Absent:** Mr. Robert Harris and Mr. Kevin Howarth.

**Swearing of Professionals**

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**Board Professional Mr. Bryson was sworn for testimony.**

**Approval of Minutes**

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**On motion by Mrs. Lawrence, seconded by Mr. Legge, the Board approved the January reorganization meeting minutes. Ms. Salvatore and Mr. Gies abstained from the motion. All other members were in favor of the motion. On motion by Mrs. Lawrence, seconded by Mr. Legge, the Board approved the January regular meeting minutes. Ms. Salvatore and Mr. Gies abstained from the motion. All other members were in favor of the motion.**

**New Business**

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**08–08, Minor Subdivision, Royal Oaks Homeowner’s Association, Ph IV, Block 146.12, Lot 28**

Jennifer Fowler, Esquire, was present on behalf of the applicant. She noted that the applicant has revised the plans after conversations with Mr. Bryson, Mr. Datz and the applicant’s engineer. There is one variance being requested. The Township Committee has reviewed the plans. Both basin areas to be dedicated to the Township for ownership and there will be access. The variance is being requested for frontage on Lot 28.02 due to an existing condition. Ms Fowler noted that Mr. Jeff Mueller, Treasurer and Secretary for the Homeowner’s Association, is present to answer any questions of the Board. Ten notices were served for the application.

**Engineer’s Review:** Mr. Bryson reviewed his December 8, 2008 letter outlining outstanding items on the plan. He affirmed that the revised plans address all of his concerns. He noted the waiver requested for the location of existing and proposed property lines. He has no objections to the waiver.

**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 minor subdivision with one variance and one waiver.** There was a question regarding the encroachments discussed at the December meeting. Ms. Fowler stated the applicant is addressing the areas of concern and noted that 99 percent of the encroachments are not an issue for the Township. The Township will be responsible for maintaining the area around the basin and the Homeowner’s Association will maintain all area owned by the Association. **Roll Call Vote: YES – Mr. Giumarello, Mrs. Lawrence, Mr. Legge, Ms. Salvatore, Mr. Zimmerman, Mr. Mastrogiacomo, Mr. Gies, Ms. Epifani and Mr. Green. NO – None. ABSTENTIONS – None.**

**Resolution**

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Mr. Ragonese presented Resolution 09-12 for application 09-001, Minor Subdivision and Preliminary Site Plan, Mantua Industries Site LLC, Block 250, Lot 4.03. **On motion by Mrs. Lawrence, seconded by Mr. Zimmerman, the Board approved the resolution. Roll Call Vote: YES – Mr. Giumarello, Mrs. Lawrence, Mr. Legge, Mr. Zimmerman, Mr. Mastrogiacomo, Ms. Epifani and Mr. Green. NO – None. ABSTENTIONS – None.**

**Adjournment**

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There being no further business, the meeting was adjourned.

Respectfully submitted,

Peggy Veacock  
Corresponding/Recording Secretary