

**Mantua Township Planning Board
January 20, 2009**

Call to Order

Mr. Kenneth Green, chair, called the regular meeting of the Mantua Township Planning Board to order on Tuesday, January 20, 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, Mr. Kevin Howarth, Mr. Robert Zimmerman, Mr. Dave Mastrogiacomo, 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:** Ms. Stephanie Salvatore and Mr. Chris Gies.

Swearing of Professionals

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

Approval of Minutes

On motion by Mr. Zimmerman, seconded by Mr. Legge, the Board approved the December 16 meeting minutes. Ms. Epifani abstained from the motion. All other members were in favor of the motion. On motion b Mr. Harris, seconded by Mrs. Lawrence, the Board approved the December 22 meeting minutes. Mr. Legge, Ms. Epifani, Mr. Mastrogiacomo abstained from the motion. All other members were in favor of the motion.

New Business

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

Mr. Green made motion that the application will continue to be held over until the February meeting.

09–001, Minor Subdivision, Mantua Industries Site LLC, Block 250, Lot 4.03

Jeff Herskowitz, Esquire, was present on behalf of the applicant. Ms. Suzanne Warren, engineer for the applicant was qualified as an expert witness and sworn in for testimony. Ms. Warren provided a brief overview of the plan. In 2006, the applicant received approval from the zoning board for a building at this site. Because a second septic system will be installed at the site a subdivision is required and variances are being requested.

Engineer’s Review: Mr. Kernan reviewed his December 31, 2008 review letter outlining outstanding items on the plan.

Planner’s Review: There was no review from the planner.

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

Board Action: Mr. Ragonese reviewed the conditions of approval. The applicant is seeking a minor subdivision with variances for landscaping, building coverage, impervious coverage, waivers as noted in Mr. Kernan’s review letter, proof of filing and deeds will have to be submitted for review and all other deficit items noted in Mr. Kernan’s review letter will have to be addressed on a revised plan. **On motion by Mr. Legge, seconded by Mrs. Lawrence, the Board approved the application with conditions. Roll Call Vote: YES – Mr. Giumarello, Mrs. Lawrence, Mr. Harris, Mr. Legge, Mr. Howarth, Mr. Zimmerman, Mr. Mastrogiacomo, Ms. Epifani and Mr. Green.**

Adjournment

There being no further business, the meeting was adjourned.

Respectfully submitted,

A handwritten signature in cursive script that reads "Peggy Veacock". The signature is written in black ink and is positioned above the printed name and title.

Peggy Veacock
Corresponding/Recording Secretary