

Mantua Township Planning Board
March 17, 2009

Call to Order

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

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

Swearing of Professionals

Board Professional 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 February minutes. Mr. Howarth abstained from the motion. All other members were in favor of the motion.

New Business

09-002, Preliminary Major Site Plan, Matsui Nursery 170, Lot 5

Robert Wiltsee, Esquire, was present on behalf of the applicant. Mr. Legge lives within 200 feet of the property, so he withdrew himself from the application. Mr. Wiltsee indicated that the applicant is seeking to construct a greenhouse for growing orchids. He noted that Mr. Matsui has an extensive background in the orchid field. He has a long-term relationship with the Wilkins Brothers, owners of Delaware Valley Wholesale Florist. Mr. Matsui will not have a retail business, but he will have distribution agreements with the Wilkins brothers. Mr. Wiltsee noted that once the project is completed, there will be less runoff from the property. Any runoff from the property will be reused to water the orchids.

Mr. Gary Civalier, engineer, was sworn for testimony on behalf of the applicant. He outlined how the stormwater management would work. He noted there would be a small break room and bathroom facilities at the site. There will be a system in place that will store excess runoff under the building for up to a ten-year storm. Landscaping is proposed along Mantua Boulevard. The applicant is requesting variances for building coverage and residential and commercial buffer width. The applicant is within conformance with impervious coverage. Application has been made to the County Planning Board and the Gloucester County Soil Conservation district. The applicant is seeking a waiver for the number of parking spaces and will have an easement with Delaware Valley for parking facilities. Waivers are also being requested for loading berths, sidewalk installation, submission information and the Environmental Impact Statement.

Mr. Howarth had a question regarding the water used from the runoff supply. Mr. Civalier noted that all the water would be reused. Any extra would be hauled away. Mr. Howarth also inquired about lighting. Mr. Civalier replied that there would be no lights on at night.

Planner's Review: Mr. Stevenson reviewed his February 25, 2009 letter outlining outstanding items on the plan. He feels the variances and waivers requested are appropriate.

Engineer's Review: Mr. Kernan outlined his February 27, 2009 letter reviewing the plan. He discussed the landscaping along the Mantua Boulevard and will work with the applicant on this item.

Public Comments: All individuals were sworn for testimony.

Mr. Walt McGuinness, 97 Barlow Avenue, Sewell, has owned his home since 1976. He stated that Delaware Valley Florist has been a great neighbor and he hopes that will continue. He questioned the definition of impervious coverage. Mr. Civalier stated that impervious coverage is anything that water cannot perk through, i.e., concrete, building structures. He also asked for some clarification regarding the buffering.

Mr. Stevenson noted that the applicant's landscape architect has indicated that they will reach out to property owners to ensure that the visual impact is minimal. If neighbors would like to see additional trees along the property line, the applicant is open for discussion. He is concerned that the buffer continues to block noise. Mr. McGuinness questioned the hours of delivery. The greenhouse will be in operation from 8 a.m. until 6 p.m. One delivery a day is anticipated. Construction will probably start in two to three months.

Mr. Jim Hallowell, 500 Mantua Boulevard, stated he has the same concerns as Mr. McGuinness. He asked if there was an elevation plan. Mr. Civalier indicated that he would be happy to meet with Mr. McGuinness to discuss the applicant's planting schedule. Mr. Civalier will also discuss with Mr. McGuinness any discrepancies on the survey. In response to a question regarding the use of fans, Mr. Civalier stated that the applicant will probably use exhaust fan, but he would get additional information to him.

Mr. John Legge, 519 Mantua Boulevard, expressed concern with the elevation given the steepness of the property. Mr. Civalier stated that they will work with the neighbors to soften the visible impact of the building.

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

Board Action: On motion by Mr. Giumarello, seconded by Ms. Lawrence, the Board approved the preliminary application with variances and waivers. Roll Call Vote: YES – Mr. Giumarello, Mrs. Lawrence, Mr. Zimmerman, Mr. Mastrogiamco, Mr. Gies, Ms. Epifani and Mr. Green. NO – None. ABSTENTIONS – None.


Resolution

Mr. Ragonese presented Resolution 09-13 for application 08-08, Royal Oaks Homeowner's Association, Minor Subdivision, Phase IV, Block 146.12, Lot 28. **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. Mastrogiamco, Mr. Gies, Ms. Epifani and Mr. Green. NO – None. ABSTENTIONS – None.**

Adjournment

There being no further business, the meeting was adjourned.

Respectfully submitted,



Peggy Veacock
Corresponding/Recording Secretary