

**Mantua Township Planning Board  
October 20, 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, October 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**

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**Present:** Mr. Joseph Giumarello, Mr. Robert Harris, Mrs. Sharon Lawrence, Mr. John Legge, Mr. Kevin Howarth, Ms. Epifani and Mr. Kenneth Green. **Also present:** Mr. Tim Kernan, engineer; Mr. George Stevenson, Planner; Anthony Almeida, Esquire, Mrs. Shirley Veacock, coordinator, and Ms. Peggy Veacock, corresponding/recording secretary. **Absent:** Ms. Stephanie Salvatore, Mr. Dave Mastrogiacomo, Mr. Robert Zimmerman, 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 Ms. Lawrence, seconded by Ms. Epifani, the Board approved the September minutes. Mr. Legge abstained from the vote because he was not present at the September meeting.**

**New Business**

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**09-007, Tucciarone, Minor Subdivision, Block 177, Lot 2**

Mr. Giumarello excused himself from the application due to a conflict of interest. Mr. Domenico Tucciarone, applicant, informed the Board that he would like to subdivide the lot into two parcels.

**Planner's Review:** Mr. Stevenson outlined his October 1 review letter. Mr. Tucciarone indicated that the trailer on the lot would be removed.

**Engineer's Review:** Mr. Kernan reviewed his September 28 letter. He is requesting an additional soil boring.

**Board Comments:** The Board is requiring sidewalks along Route 45. Mr. Legge questioned if there would be an elevation issue for the sidewalks. He was informed that the Department of Transportation would review the plans before a permit is approved for sidewalks.

**Board Action: On motion by Mr. Harris, seconded by Mrs. Lawrence, the Board approved the minor subdivision with the requirement of the sidewalk along Route 45 and a waiver for the requirement of man made and natural features within 200 feet of the parcel. Roll Call Vote: YES –Mr. Harris, Ms. Lawrence, Mr. Legge, Mr. Howarth, Ms. Epifani and Mr. Green. NO – None. ABSTENTIONS – None.**

**09-008, Giumarello, Minor Subdivision, Block 88, Lot 13**

Thomas Heim, Esquire, and Mr. Joseph Giumarello, applicant, were present on behalf of the application. Mr. Giumarello is proposing a 16 x 16 addition. The application requires two bulk variances. Notification and proof of notice were submitted and found to be in order.

**Planner's Review:** Mr. Stevenson outlined his October 2 review letter. The applicant is requesting variances for front-yard setback and buffers. There is also an issue with the number of parking spaces. Mr. Giumarello was sworn in for testimony. He informed the Board that Thursday evenings and Saturdays are the Salon's busiest days. To accommodate the customers he would like to expand the front of the building for a sitting area. The

addition will not impede the traffic flow or adversely affect the area. Mr. Giumarello will install additional plantings. There are 15 parking spots provided which is consistent with the requirement. He has received right-of-way approval from Gloucester County Planning Board. Impervious coverage will be provided.

**Engineer's Review:** Mr. Kernan reviewed his September 29 letter.

**Public Comments:** Mr. Doug Wagner, 39 Tatum Street, informed the Board that there is a problem with parking in the area. He submitted pictures of vehicles parked during the busiest times of the week. Mr. Kernan confirmed that the applicant meets the required parking and in fact exceeds the requirement by one space. Mr. Wagner noted that employees from the Telford Inn also park along Tatum Street. It was suggested that Mr. Wagner speak to Chief Sawyer or the Township Committee. There being no further comments the public hearing was closed.

**Board Comments:** Mrs. Lawrence confirmed that the addition was to accommodate current customers and not to bring additional clients into the business. Mr. Almeida asked Mr. Giumarello what benefits he feels the application would bring to the community. Mr. Giumarello stated that the subdivision would allow him to make his business better accessible to his clients. He does not want to relocate his business. The addition and renovations will be aesthetically appealing.

**Board Action:** On motion by Mr. Howarth, seconded by Mr. Legge, the Board approved the minor subdivision with a waiver for the items, 3.7, 3.10, 3.12 and 3.17 in the engineer's review letter. The applicant will provide the items noted in 3.18 and 3.19 in the engineer's review letter. Roll Call Vote: YES – Mr. Harris, Ms. Lawrence, Mr. Legge, Mr. Howarth, Ms. Epifani and Mr. Green. NO – None. ABSTENTIONS – None.

#### **09–009, Pettit Holdings, Minor Site Plan, Block 155, Lot 1**

Mr. Almeida excused himself from the application indicating that his firm represents the applicant. Mr. and Mrs. John Pettit were present for the application. They are proposed to move their engineering business to the Headley Homes building along Main Street.

**Planner's Review:** Mr. Stevenson outlined his October 13 review letter. The first floor of the building provides for ten parking spaces meeting the requirement. However, with the renovated basement the requirement is 10.3 spaces where 11 spaces are required. Therefore, a waiver is necessary for one parking space. Mr. Pettit indicated that he would keep the same size signs. However, he intends to switch the locations. He will comply with additional plants. He requested that he be permitted to wait until spring to install the plantings

**Engineer's Review:** Mr. Kernan reviewed his September 30 letter.

**Board Action:** On motion by Mr. Legge, seconded by Mr. Harris, the Board approved the minor side plan with the parking waiver. Roll Call Vote: YES – Mr. Giumarello, Mr. Harris, Ms. Lawrence, Mr. Legge, Mr. Howarth, Ms. Epifani and Mr. Green. NO – None. ABSTENTIONS – None.

#### **Country Gardens, Phase 1, Bulk Variance Request, Block 242.03, Lot 1**

Robert Washburn, Esquire, was present on behalf of the applicant. Mr. Michael Robinson, professional engineer for Papparone Housing and Kevin Murphy, professional engineer and land surveyor with EW Smith Associates, were also present and sworn for testimony. The applicant is seeking a bulk variance for front-yard setback of 18.4 feet where 20 feet is required. Mr. Washburn indicated that the house was built in the wrong place and not caught until a certificate of occupancy was sought.

**Engineer's Review:** Mr. Kernan reviewed his October 19 letter.

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

**Board Action: On motion by Mr. Legge, seconded by Mr. Harris, the Board approved the bulk variance request. Roll Call Vote: YES –Mr. Giumarello, Mr. Harris, Ms. Lawrence, Mr. Legge, Mr. Howarth, Ms. Epifani and Mr. Green. NO – None. ABSTENTIONS – None.**

Mr. Washburn asked if the applicant could receive a temporary certificate of occupancy to allow the homeowners to move into their home. He was informed he should contact the Construction Office.

### **Resolution**

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Mr. Ragonese presented Resolution 09-20 for application 09–005, Preliminary/Final Major Site Plan, Peach Country Mini Storage Phase 2, Block 261, Lot 7.02. **On motion by Ms. Lawrence, seconded by Mr. Harris, the Board approved the resolution. Roll Call Vote: YES – Mr. Giumarello, Mr. Harris, Ms. Lawrence, Ms. Epifani and Mr. Green. NO – None. ABSTENTIONS – None.**

### **Public Comments**

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A resident questioned the status of the proposal for low/moderate housing at the bus site along Main Street. He was informed that there were no plans for the site before the Board.

### **Adjournment**

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There being no further business, the meeting was adjourned.

Respectfully submitted,



Peggy Veacock  
Corresponding/Recording Secretary