

**Mantua Township Planning Board
September 15, 2009**

Call to Order

Mr. Kenneth Green, chair, called the regular meeting of the Mantua Township Planning Board to order on Tuesday, September 15, 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, Ms. Stephanie Salvatore, Mr. Kevin Howarth, Mr. Robert Zimmerman, 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. John Legge, Mr. Dave Mastrogiacomo and Mr. Chris Gies.

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. Harris, the Board approved the July minutes. Mrs. Lawrence and Mr. Howarth abstained from the vote because they were not present at the July meeting.

New Business

09-005, Prel./Final Major Site Plan, Peach Country Mini Storage Ph 2, Blk 261, Lot 7.02

William F. Ziegler, Esquire, was present on behalf of the applicant. Mr. Steve Smith, applicant, and Mr. Gary Civalier, engineer were sworn in for testimony. Mr. Ziegler noted that proof of publication and notice to neighbors had been submitted. Mr. Civalier provided an overview of the application. He noted that the applicant is seeking preliminary and final approval for Phase II of the self-storage building. There will be a stone area behind the facility for the storage of RVs and boats. Revised plans addressing concerns noted by the Board engineer and planner have been submitted.

Planner's Review: Mr. Stevenson outlined his August 4 review letter. All issues noted have been addressed to his satisfaction. He reviewed waivers that the applicant is requesting. Mr. Civalier informed the Board that the applicant would finish improvements to the pole barn on site once final approval is received. A discussion ensued regarding the location of handicapped parking spaces and the number of parking spaces provided. Irrigation will be done by hand. Hours of operation will be 7:30 a.m. until 5:30 p.m. A copy of the lease agreement will be provided to the Planning Board solicitor.

Engineer's Review: Mr. Kernan reviewed his September 10 letter. The applicant indicated that the loading would take place at the site with parking available to the leasers in front of the rental space.

Public Comments: There were no individuals present wishing to speak regarding the application.

Board Comments: Mr. Ragonese reviewed the conditions of the application. A C2 variance is requested for parking. Waivers are being requested for providing the location and species of trees, locations of natural features and existing structures within 200 feet, providing height of proposed buildings, submission of EIS plan (previously submitted in Phase I), providing drainage calculations, proving irrigation system and a trash enclosure. Mrs. Lawrence expressed concern for the number of RVs and boats stored on the property and suggested no more than 20 types of vehicles be allowed. She also stressed that any items such as RVs and boats should be legally registered.

Board Action: On motion by Mrs. Lawrence, seconded by Mr. Zimmerman, the Board approved the preliminary and final major site plan application with the conditions of a variances and waivers noted as well as limited motorized vehicles to be no more than 20 and all types of vehicles being legally registered. **Roll Call Vote:** YES – Mr. Giumarello, Mr. Harris, Ms. Lawrence, Ms. Salvatore, Mr. Howarth, Mr. Zimmerman, Ms. Epifani and Mr. Green. NO – None. ABSTENTIONS – None.

Resolution

Mr. Ragonese presented Resolution 09-19 for application 06–008, Final Major Site Plan, Amendment Metro Acquisition, Block 242, Lot 7, 7.01 and 7.02. **On motion by Mr. Harris, seconded by Ms. Epifani, the Board approved the resolution. Roll Call Vote:** YES – Mr. Giumarello, Mr. Harris, Ms. Salvatore, Mr. Zimmerman, 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