

Mantua Township Planning Board
April 20, 2010

Call to Order

Mr. Kenneth Green, chair, called the regular meeting of the Mantua Township Planning Board to order on Tuesday, April 20, 2010 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. Robert Harris, Mr. John Legge, Mr. Kevin Howarth, Mr. Dave Mastrogiacomo, Mr. John Bair, Mr. Pete Scirrotto, Mr. Buck Stanley and Mr. Kenneth Green. **Absent:** Ms. Stephanie Salvatore, Mrs. Sharon Lawrence, and Ms. Michelle Epifani. **Also present:** Mr. Tim Kernan, engineer; Mr. George Stevenson, Planner; Sam Ragonese, Esquire; Mrs. Shirley Veacock, coordinator; and Ms. Peggy Veacock, corresponding/recording secretary.

Swearing of Professionals

Board Professionals Mr. Kernan and Mr. Stevenson were sworn for testimony. Mr. Ragonese swore Mr. Pete Scirrotto and Mr. Buck Stanley as new members of the Board.

Approval of Minutes

On motion by Mr. Legge, seconded by Mr. Howarth, the Board approved the March minutes. All members were in favor of the motion.

New Business

10-003, Joseph Giumarello, Site Plan, Block 88, Lot 15

Thomas Heim, Esquire, was present on behalf of the application. He informed the Board that one neighboring property owned by Mr. and Mrs. Holland was not on the list provided to the applicant and therefore did not receive notice of the application. Mr. and Mrs. Holland were present at the meeting and would like additional time to review the plan. Mr. Heim requested the application be held over until the May 18 meeting. Mr. Jay Powell was present representing a neighboring property owner who is opposed to the plan. He asked that any Board member using the services of The Main Street Salon not be permitted to vote on the application. Mr. Ragonese requested that Mr. Powell submit any documents he had supporting his request.

06-007, Omni Recycling, Minor Site Plan, Block 253.01, Lot 15

Mr. John Pervis was present on behalf of the application. Mr. Edward Belski and Mr. Kevin Carducci, Operations Manager, were also present and sworn for testimony. The applicant is requesting an extension of operation hours. The current hours are Monday through Friday 7 a.m. to 5 p.m. The applicant would like to extend the weekday hours until 10 p.m. and add Saturday hours from 7 a.m. to 5 p.m. with 24 hour, 7-day maintenance. Mr. Belski provided an overview of the noise and lighting that would be part of the application. He also addressed signage. Mr. Legge questioned the noise level. Mr. Belski responded that the level was tested and had an average reading. A discussion ensued regarding the trailer on the property and when it was installed since it was not on the official plans. The applicant will provide documentation of the approval to have the trailer on the property.

Planner's Review: Mr. Stevenson outlined the planner's April 7, 2010 review letter. He stated he had been on Rambo Drive and was able to hear noise from the recycling operations.

Engineer's Review: Mr. Kernan reviewed his April 8, 2010 letter.

Public Comments: All individuals were sworn for testimony.

Ms. Susan Eivich, Rambo Drive, stated she is not in favor of the extended hours due to the noise. She asked to read a letter into the record by a neighbor who was unable to attend the meeting. Mr. Ragonese indicated that the letter could not be submitted since the individual was not present at the meeting. Ms. Eivich stated that the noise is a nuisance. There is trash that blows onto neighboring properties from the business. She feels that if the business is growing that the owners should expand at another location.

Mr. Edward Eivich, Rambo Road, stated that he feels the applicant has distorted the facts in his testimony. They begin operations at 4 a.m. and continue until sometimes 8 p.m. The noise is disruptive. He feels that the applicant has out grown the facility and is requesting too many waivers. He was not opposed to the application in the past, but feels that the applicant has gone too far.

Ms. Betty Glenn, Rambo Drive, agree with previous comments. She feels the noise is a nuisance and there is trash and beer cans along the property.

Mr. Chris Clark, 118 Rambo Drive, also voiced concern with the noise. It is a residential area and he is not in favor of the application. He would like to see them build elsewhere.

Ms. Amy Knowles, 424 Lambs Road, just bought her home and feels that it may have been a mistake. She has three school-aged children and the noise is disruptive in the evenings. There is trash everywhere and she is worried about the resale value of her home and quality of her family life.

Mr. Joe Poladoro, 55 Skyline Drive, stated he is an industrial engineer and noted that the noise levels presented by the applicant are inaccurate. He stated that the Board should be able to require certain things of the applicant to address the noise concerns.

Ms. Dorothy Rambo, Rambo Drive, expressed concern for the noise. She is worried what will happen down the line. Since the applicant operates past the deadline now, she thinks he may continue to expand past the newly requested hours. She would like to see him expand at another location.

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

Board/Applicant Discussion: Mr. Pervis stated that he appreciates the neighbors concerns and comments. He stated that the noise readings have been taken under the proper criteria and meet the ordinance requirements. The applicant has invested a great deal of money into the facility. The hours after close of business are for maintenance of the equipment. Mr. Kernan stated that he would like to further review the ordinance requirements regarding the sound barrier. Mr. Bair questioned if the noise readings were done at one time. He noted that one time was not enough time to get a reasonable testing. Mr. Stevenson recommended an acoustic engineer be brought in to testify on the application.

Board Action: On motion by Mr. Harris, seconded by Mr. Legge, the Board approved a motion to table the application. All Board members were in the affirmative to the motion.

Other Business

Wind Energy Turbines – The Board was to discuss Wind Energy Turbines and allowing them to be installed in Mantua Township. Mr. Green felt it was important for the Board members to see and hear one of the Turbines before any recommendations are made.

Resolution

Mr. Ragonese presented resolution memorializing the revoking of the Minor Site Plan approval for the Giumarello. **On motion by Mr. Legge, seconded by Mr. Harris, the Board approved the resolution. Roll Call Vote: YES – Mr. Harris, Mr. Legge, Mr. Howarth, Mr. Mastrogioacomo, Mr. Bair and Mr. Green. NO – None. ABSTAINED – None.**

Resolution 10-21 for application 04-022, George Gaughan, Amended Final Site Plan, Block 197, Lot 1 was presented to the Board. On motion by Mr. Legge, seconded by Mr. Harris, the Board approved the resolution.

Roll Call Vote: YES –Mr. Harris, Mr. Legge, Mr. Howarth, Mr. Mastrogiacono, Mr. Bair and Mr. Green. NO – None. ABSTENTIONS – None.

Adjournment

There being no further business, the meeting was adjourned.

Respectfully submitted,



Peggy Veacock
Corresponding/Recording Secretary