

**Mantua Township Planning Board  
February 9, 2010**

**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, February 9, 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**

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**Present:** Mrs. Sharon Lawrence, Mr. John Legge, Mr. Kevin Howarth, Mr. Robert Zimmerman, Mr. Dave Mastrogiamomo, and Mr. Kenneth Green. **Absent:** Mr. Joseph Giumarello, Mr. Robert Harris, Ms. Stephanie Salvatore, Mr. John Bair and Ms. Michele Epifani. **Also present:** Mr. Tim Kernan, engineer; Mr. George Stevenson, Planner; Anthony Almeida, Esquire, Mrs. Shirley Veacock, coordinator, and Ms. Peggy Veacock, corresponding/recording secretary.

**Swearing of Professionals**

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

**Approval of Minutes**

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**On motion by Mr. Zimmerman, seconded by Mr. Legge, the Board approved the January Reorganization minutes. All members were in favor of the motion. On motion by Mr. Zimmerman, seconded by Mr. Legge, the Board approved the January regular meeting minutes.**

**New Business**

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**10-022, MBI Development, Preliminary Major Site Plan, Block 253.01, Lots 38.01 & 39**

David Oberlander, Esquire, was present on behalf of the applicant. Present and sworn in for testimony were Mr. Sam Tarantini, Ingerman Group, Mr. Robert McCarthy, design engineer, and Jim Haley, architect. Mr. Tarantini provided testimony regarding the history of the site. He distributed a power point presentation labeled exhibit A1 that outlined the project. The applicant is proposing 72 affordable multi-family apartments that will consist of 12 three-story buildings and a 2,400 SF community center. These units will be financed with Affordable Housing Tax Credits and will be deed restricted for 30 years to provide income-qualified Mantua residents with affordable housing.

Mr. Haley reviewed information regarding other projects constructed by the Ingerman Group. Exhibit A2 consisted of floor plans and a site layout. He noted the side entrances. He also informed the Board that two-thirds of the units will be end units. The project is energy star compliant and a green future program. Mr. Tarantini explained the review process for applicants for the units. He stated that 50 percent of the units are low income and 60 percent are mod income units. There will be an on site manager and maintenance individual on site. The Community Center and laundry facilities will be open during the day when the manager is on duty. During off hours, access will be granted for renters by a special key.

Mr. McCarthy reviewed the site design. He noted the County is requiring widening along Main Street. He presented exhibit A3, the landscape and grading plan. The plan complies with all redevelopment requirements. The radius at the is sufficient for vehicle turnaround. The applicant is seeking a waiver for sidewalks and curbing along Main Street. The project will have several handicapped parking spaces on site. A waiver is being requested for 110 proposed parking spots where 144 are required. Exhibit A4 consisted of parking data from the various Ingerman Group projects. He stated that the application complies with all Township ordinance requirements. Lighting is proposed to be 12 feet in height and will be low intensity.

Mrs. Lawrence asked if there were a maximum number of individuals allowed in each unit. Mr. Bell was sworn for testimony. He indicated that there are restrictions on the number of individuals allowed for each unit as

determined by State guidelines. She also questioned if an individual could be removed if there are repeated violations at the site. She was informed that repeat offenders can be removed. Mrs. Lawrence stated that she was comfortable waiving the curbing and sidewalks along Main Street. However, she recommended that a sidewalk leading to a protected bus waiting area be constructed along Main Street. The applicant was in agreement and offered to provide a design to match the overall look of the project.

**Planner's Review:** Mr. Stevenson outlined the planner's January 8, 2010 review letter. He is comfortable with all conditions requested by the applicant. There are a few items to be worked out between the applicant and the Township Planner. Mr. Tarantini stated that the three trash enclosures will be 12 x 18 and include dumpsters and recyclables. They will be gated and accessible. A pickup schedule will be determined within the needs of the development. The applicant will consolidate the two lots.

**Engineer's Review:** Mr. Kernan reviewed his December 29, 2009 letter. He noted his review consists of a few technical issues that can be resolved between preliminary and final should preliminary approval be granted this evening. He supports all waivers.

**Board Discussion:** Mr. Howarth stated that he had no concerns regarding the radius for the cul da sac. However, he would like further information on the isles. He wants to assure there is sufficient area for emergency vehicles.

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

**Board Action:** On motion by Mrs. Lawrence, seconded by Mr. Zimmerman, the Board granted preliminary approval with waivers for the application submission information, the active recreation area, waiver for sidewalks and curbing, the cul-de-sac cart way radius, parking spaces and conditions for an additional handicapped parking spot, a bus shelter/walkway, consolidation of the lots, sign height and elimination of parking study. The Board would also like the statement that all units are creditable against the Township's fair share obligation. Roll Call Vote: YES – Mrs. Lawrence, Mr. Legge, Mr. Howarth, Mr. Zimmerman, Mr. Mastrogiacono and Mr. Green. NO – None. ABSTENTIONS – None.

## **Resolution**

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Resolution 10-15 for application 10-010, Country Gardens Recreation Center, Phasing Plan, Amended Site Plan, Block 242.03, Lt 73 was presented to the Board. **On motion by Mrs. Lawrence, seconded by Mr. Zimmerman, the Board approved the resolution. Roll Call Vote: YES – Mrs. Lawrence, Mr. Legge, Mr. Howarth, Mr. Zimmerman, Mr. Mastrogiacono and Mr. Green. NO – None. ABSTENTIONS – None.**

Resolution 10-16 for application 04-022, George Gaughan, Amended Preliminary Site Plan, Block 197, Lot 1 was presented to the Board. **On motion by Mrs. Lawrence, seconded by Mr. Zimmerman, the Board approved the resolution. Roll Call Vote: YES – Mrs. Lawrence, Mr. Legge, Mr. Howarth, Mr. Zimmerman, Mr. Mastrogiacono and Mr. Green. NO – None. ABSTENTIONS – None.**

Resolution 10-17 for application 10-001, New Point Behavioral Health Care, Major Site Plan, Block 254.01, Lot 22.02 was presented to the Board. **On motion by Mrs. Lawrence, seconded by Mr. Howarth, the Board approved the resolution. Roll Call Vote: YES – Mrs. Lawrence, Mr. Legge, Mr. Howarth, Mr. Zimmerman, Mr. Mastrogiacono and Mr. Green. NO – None. ABSTENTIONS – None.**

Resolution 10-18 for application 10-022, MBI Development, Preliminary Major Site Plan, Block 253.01, Lots 38.01 and 39. **On motion by Mrs. Lawrence, seconded by Mr. Howarth, the Board approved the resolution. Roll Call Vote: YES – Mrs. Lawrence, Mr. Legge, Mr. Howarth, Mr. Zimmerman, Mr. Mastrogiacono and Mr. Green. NO – None. ABSTENTIONS – None.**

**Other Business**

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The Board was given a draft copy of a Township Ordinance for Solar Energy System for review and discussion at the next meeting.

**Adjournment**

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There being no further business, the meeting was adjourned.

Respectfully submitted,



Peggy Veacock  
Corresponding/Recording Secretary