

**Mantua Township Planning Board  
January 19, 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, January 19, 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:** Mr. Joseph Giumarello, Mr. Robert Harris, Mrs. Sharon Lawrence, Mr. John Legge, Ms. Stephanie Salvatore, Mr. Kevin Howarth, Mr. Robert Zimmerman, Mr. Dave Mastrogiacomo, Mr. John Bair, Ms. Michelle 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.

**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 Mrs. Lawrence, seconded by Mr. Giumarello, the Board approved the December minutes. All members were in favor of the motion.**

**New Business**

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**2nd Amend. to Redevelopment Ord., Former Hausman Bus Site, Blk 253.01, Lts 38.01 & 39**

Mr. Stevenson reviewed the second amendment to the existing redevelopment plan for this site. The first amendment consisted of a mixed ratio of units on the property. The second amendment before the Board allows for 100 percent affordable type developments.

**Public Comment:** There were no comments forthcoming from the Board or public.

**Board Action: On motion by Mr. Harris, seconded by Mrs. Lawrence, the Board recommended that the *Second Amendment to the Redevelopment Plan Mantua Township, Gloucester County, New Jersey, Block 253.01, Lots 38.01 and 39, Former Hausman Bus Sales Site, January 11, 2010 be forwarded to the Township Committee for consideration. Roll Call Vote: YES –Mr. Giumarello, Harris, Mrs. Lawrence, Mr. Legge, Ms. Salvatore, Mr. Howarth, Mr. Zimmerman, Mr. Mastrogiacomo and Mr. Green. NO – None. ABSTENTIONS – None.***

**04-022, George Gaughan, Amended Preliminary Site Plan, Block 197, Lot 1**

Gary Civalier, engineer, was present on behalf of the applicant. The affidavit and notice to neighbors was in order. The applicant is requesting an amendment to the original site plan approval received in October 2004. The amendment is necessary because of the location of the cell tower. The amended plan reduces the square footage from 4,600 S.F. to 3,200 S.F. The applicant is proposing 22 parking spaces were 17 are required. There are no changes to the storm water and the plan has received county approval.

**Planner's Review:** Mr. Stevenson outlined the planner's December 29, 2009 review letter.

**Engineer's Review:** Mr. Kernan reviewed his December 28, 2010 letter.

Two plans were submitted for the Board's review. The conceptual plan was labeled "Gaughan #1". The architectural elevations were labeled "Gaughan #2." Lee Marsella, Esquire, and Matthew Marsella, engineer, were also present for testimony. Mr. Lee Marsella provided a brief overview of the plans. He indicated that the

applicant would be open to removing the rear exit doors and walk way enabling the building to be moved back approximately two feet. Mr. Gaughan indicated that he is willing to donate the greenway to the Township. He has no use for the property. Mrs. Lawrence felt that as long as the property was kept in its natural state, she see no reason why the Township would not be open to accepting the donation of property. Mr. Gaughan is proposing a produce/deli business in the new facility. Mr. Legge stated he would prefer that the applicant forgo isle way landscaping for additional parking.

**Public Comment:** There were no comments forthcoming from the Board or public.

**Board Action:** On motion by Mr. Zimmerman, seconded by Mr. Harris, the Board approved an extension of the approval of the original site plan and approved the amended site plan with waivers and variances. **Roll Call Vote:** YES –Mr. Giumarello, Harris, Mrs. Lawrence, Mr. Legge, Ms. Salvatore, Mr. Howarth, Mr. Zimmerman, Mr. Mastrogiacomo and Mr. Green. NO – None. ABSTENTIONS – None.

### **10–001, New Point Behavioral Health Care, Major Site Plan, Block 254.01, Lot 22.02**

Marc Shoemaker, Esquire, John Zukauskas, executive director of the facility and Eric Jerome, engineer, were present on behalf of the application. Due to an expansion in programs, the practice is in need of additional parking. The fire marshal recommended that the application be made to the Board. The applicant is proposing that employee parking be designated in the rear of the building. There will be one handicapped parking spot in the back also. The facility is supported by state and county grants, united way contributions and a small portion from client fees. Mr. Shoemaker noted a concern for the cost of installing sidewalks along the front of the property.

**Planner's Review:** Mr. Stevenson outlined the planner's January 4, 2010 review letter.

**Engineer's Review:** Mr. Kernan reviewed his December 29, 2009 letter.

The Board members indicated that were not opposed to a waiver of sidewalks. Mrs. Lawrence did not feel sidewalks were necessary this time. Mr. Legge suggested that the area might be designated for funding from the sidewalk fund if sidewalks are required in that area at a future date.

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

**Board Action:** On motion by Mr. Legge, seconded by Mrs. Lawrence, the Board approved the application with waivers including a waiver for the installation of sidewalks. **Roll Call Vote:** YES –Mr. Giumarello, Harris, Mrs. Lawrence, Mr. Legge, Ms. Salvatore, Mr. Howarth, Mr. Zimmerman, Mr. Mastrogiacomo and Mr. Green. NO – None. ABSTENTIONS – None.

### **10–010, Country Gardens Recreation Ctr, Phasing Plan, Amended Site Plan, Blk 242.03, Lt 73**

Eric Garrabrant, Esquire, was present on behalf of the applicant. Mr. Mike Robinson, engineer, and Mr. Tom Papparone were also present and sworn for testimony. Mr. Papparone informed the Board that the clubhouse is complete and a certificate of occupancy is needed to turn the facility over to the homeowners' association. However, only 71 of the 150 homes have been complete, therefore, an amendment to the phasing plan is needed.

**Planner's Review:** Mr. Stevenson reviewed his December 30, 2009 letter.

**Engineer's Review:** Mr. Kernan reviewed his December 28, 2009 letter.

**Public Comment:** All individuals were sworn in for testimony.

Mr. Thomas Engler, 29 Lavender Court, noted that the clubhouse was scheduled to be turned over to the Homeowners' Association when 150 homes were complete. He is concerned with the financial burden to the residents. He stated that the walking path was promised to be done in 2008 and is not yet finished.

Mr. Bart Rettew, 87 Snapdragon Court, stated that the budget for the clubhouse is set for nine months at \$145. He hopes the Board will act favorably as many of the residents want to use the facility.

Mr. Charles Garbarini, 68 Cottage Gate, stated concern for the use of the Clubhouse and amenities.

Ms. Patricia Carango, 31 Lavender Court would like to see the Clubhouse open. She feels the amenities would be positive for future sales. She urged the Board that a timeline be secured for the completion of the other amenities.

Ms. Joella Dougherty, 12 Cottage Gate Circle, submitted pictures of the view from her home. She is anxious for the completion of the project.

Mr. Curt Conover, 59 Cottage Gate Circle, proposed that if the Board approved the amended phasing plan that half of the clubhouse expenses be paid by Mr. Paparone until all 150 homes are sold.

Ms. Maggie Engler, 29 Lavender Court, also felt that a timeline be secured for the other amenities.

There being no further comments the public hearing was closed.

Mr. Giumarello questioned the progress of sales. Mr. Paparone stated that 25 units were sold the first year and 30 the second year. In October/November 2009 they adjusted the price points. Since January 3 new contracts have been secured. Mrs. Lawrence noted her concern for the importance of the timeline of the other amenities. The Board also discussed the fee for the clubhouse facilities. The amount is expected to stay within the \$145-\$155 range and not exceed \$185 at full occupancy. The clubhouse is 7,000 square feet and consists of a pool table, media room, full kitchen, fitness room. It is a \$2 million building that is staffed and insured. When questioned by the Board if he would be willing to contribute to the cost of the clubhouse until full occupancy is secured, Mr. Paparone indicated he would like to review the finances before committed to any funding.

**Board Action: On motion by Mr. Giumarello, seconded by Mr. Harris, the Board approved the amending of Phase I with the condition that Mr. Paparone appear before the Board within 90 days to discuss a cost analysis for Phase II. Roll Call Vote: YES – Mr. Giumarello, Harris, Mrs. Lawrence, Mr. Legge, Ms. Salvatore, Mr. Howarth, Mr. Zimmerman, Mr. Mastrogiamaco and Mr. Green. NO – None. ABSTENTIONS – None.**

### **Resolution**

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Mr. Ragonese presented Resolution 10-12 for application 09–010, Smith Orchards, Minor Site Plan, Block 261, Lot 7.02. **On motion by Mr. Legge, seconded by Mrs. Lawrence, the Board approved the resolution. Roll Call Vote: YES – Mr. Giumarello, Mr. Harris, Ms. Lawrence, Mr. Legge, Ms. Salvatore, Mr. Zimmerman, Mr. Mastrogiamaco and Mr. Green. NO – None. ABSTENTIONS – None.**

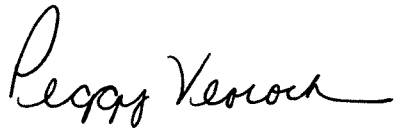
Resolution 10-13 for application 09–011, Gloucester County Christian School, Minor Site Plan, Block 260, Lot 1, 2 & 17 was presented to the Board. **On motion by Mr. Legge, seconded by Mrs. Lawrence, the Board approved the resolution. Roll Call Vote: YES – Mr. Giumarello, Mr. Harris, Ms. Lawrence, Mr. Legge, Ms. Salvatore, Mr. Zimmerman, Mr. Mastrogiamaco and Mr. Green. NO – None. ABSTENTIONS – None.**

### **Adjournment**

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There being no further business, the meeting was adjourned.

Respectfully submitted,

A handwritten signature in black ink that reads "Peggy Veacock". The signature is written in a cursive style with a large initial "P" and a long horizontal flourish at the end.

Peggy Veacock  
Corresponding/Recording Secretary