

**Mantua Township Planning Board  
July 20, 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, July 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**

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**Present:** Mr. Kevin Howarth, Mrs. Sharon Lawrence, Mr. Shawn Menzies, Ms. Stephanie Salvatore, Mr. Buck Stanley, Mr. John Bair, Ms. Michelle Epifani and Mr. Kenneth Green. **Absent:** Mr. Robert Harris, Mr. John Legge and Mr. Pete Scirrotto. **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 Ms. Lawrence, seconded by Mr. Stanley, the Board approved the June minutes. Mr. Howarth, Ms. Salvatore, Mr. Bair and Ms. Epifani abstained from the motion. All other members were in favor of the motion.**

**New Business**

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**09-005, Peach Country Mini Storage, Prel & Final Major Site Plan, Block 261, Lot 7.02**

Bill Ziegler, Esquire, and Mr. Gary Civalier, engineer, and Steve Smith, applicant, were present on behalf of the application. Several pictures were submitted and labeled 1, 2 and 3. Mr. Civalier was sworn for testimony. He stated that the applicant is seeking to use crushed stone rather than paving for the driveway. He noted the benefits for the runoff and percolation. The Soil Conservation District is in support of the request.

**Planner's Review:** Mr. Stevenson had no comments.

**Engineer's Review:** Mr. Kernan stated that he feels the request is a benefit to the application and recommends that the Board consider the waiver favorable.

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

**Board Action: On motion by Mrs. Lawrence, seconded by Mr. Howarth, the Board made a motion to approve the waiver. Roll Call Vote: YES – Mr. Howarth, Mrs. Lawrence, Mr. Menzies, Ms. Salvatore, Mr. Stanley, Mr. Bair, Ms. Epifani and Mr. Green. NO – None. ABSTENTIONS - None.**

**06-008, Metro Acquisition, Amended Final Major Site Plan, Block 242, Lots 7,7.01 & 7.02**

Brian Wiltsee, Esquire, Mr. Jim Odenmier and Mr. Dan Hughes, were present on behalf of the applicant. The applicant is looking to install a sign in the wooded area next to the Dollar Tree store location. The nail salon signs have been removed. The leasing sign will be replaced with a sign that is in conformance with the sign requirement. Variances are being requested for the setback off Route 553 where 3 feet where 25 feet is required and for a second sign.

**Planner's Review:** Mr. Stevenson presented his July 7, 2010 review letter.

**Engineer's Review:** Mr. Kernan presented his July 15, 2010 review letter. He confirmed that the proposed sign was not in a site triangle.

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

**Board Action:** On motion by Mr. Stanley, seconded by Mrs. Lawrence, the Board approved the application with conditions. Roll Call Vote: YES – Mr. Howarth, Mrs. Lawrence, Mr. Menzies, Ms. Salvatore, Mr. Stanley, Mr. Bair, Ms. Epifani and Mr. Green. NO – None. ABSTENTIONS: None.

### Clancy's Restaurant

Mr. Addison Bradley and Mr. Joseph Villari were present for the application. Mr. Villari indicated that had completed most of the items on his previously approved plan. However, due to some personal matters was unable to complete all of the items. He recently tried to get permits to complete the plan and was told it was too late to apply. Items to be completed include a canopy over the outside area and ADA repairs to the entrance, bar and deck areas. Mr. Ragonese suggested that the Board pass a resolution extending Mr. Villari's permits.

**Public Comments:** There were no individuals wishing to speak on the applicant.

**Board Action:** On motion by Mrs. Lawrence, seconded by Mr. Howarth, the Board approved extending Mr. Villari's permits with the condition that construction commences before December 1, 2010. Roll Call Vote: YES – Mr. Howarth, Mrs. Lawrence, Mr. Menzies, Ms. Salvatore, Mr. Stanley, Mr. Bair, Ms. Epifani and Mr. Green. NO – None. ABSTENTIONS: None.

### 10-010, Country Gardens, and Recreation Center, Phasing Site Plan, Block 242.03, Lt 13

Mr. Green noted that the application has been withdrawn. On motion by Mrs. Lawrence, seconded by Mr. Stanley, the Board approved a motion requesting that Mr. Stevenson visit the site and provides the Board with a report on the status of construction at the site.

### Discussion Item

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The Board reviewed the proposed Wind Ordinance. It was agreed to remove the word *building* on page 7 under item number 7. The ordinance will authorize ground mounted only with the intention that the number of requests would be reviewed in a year. The Township Committee will determine the fees. Mr. Kernan will make all the changes discussed and bring it back to the Board for consideration to recommend to the Township Committee.

### Resolutions

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Mr. Ragonese presented Resolution 10-22 for application, 09-002, Matsui Nursery, Amended Site Plan, Block 170, Lot 5. On motion by Ms. Lawrence, seconded by Mr. Menzies, the resolution was approved. Roll Call Vote: YES – Mrs. Lawrence, Mr. Menzies, Mr. Stanley and Mr. Green. NO – None. ABSTENTIONS: None.

Resolution 10-27 for application 10-004, Omni Recycling, Amended Major Site Plan, Block 253.01, Lot 20 was presented to the Board. On motion by Mrs. Lawrence, seconded by Mr. Menzies, the Board approved the application. Roll Call Vote: YES – Mrs. Lawrence, Mr. Menzies, Mr. Stanley and Mr. Green. NO – None. ABSTENTIONS: None.

Mr. Ragonese presented Resolution 10-28 for application 10-007, Kathleen Guzzo, Minor Subdivision, Block 273, Lots 24 & 26.03. **On motion by Mrs. Lawrence, seconded by Mr. Menzies, the Board approved the application. Roll Call Vote: YES –Mrs. Lawrence, Mr. Menzies, Mr. Stanley and Mr. Green. NO – None. ABSTENTIONS: None.**

**Adjournment**

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There being no further business, the meeting was adjourned.

Respectfully submitted,



Peggy Veacock  
Corresponding/Recording Secretary