

**Mantua Township Planning Board
October 19, 2010**

Call to Order

Mr. Kenneth Green, chair, called the regular meeting of the Mantua Township Planning Board to order on Tuesday, October 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

Present: Mr. Robert Harris, Mr. Kevin Howarth, Mrs. Sharon Lawrence, Mr. John Legge, Mr. Shawn Menzies, Ms. Stephanie Salvatore, Mr. Pete Scirrotto, Mr. Buck Stanley, Mr. John Bair and Mr. Kenneth Green. **Absent:** Ms. Michelle Epifani. **Also present:** Mr. Tim Kernan, engineer; Mr. George Stevenson, Planner; Sam Ragonese, Esquire; and Ms. Peggy Veacock, corresponding/recording secretary.

Swearing of Professionals

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

Approval of Minutes

On motion by Mr. Menzies, seconded by Mr. Scirrotto, the Board approved the September minutes. Ms. Lawrence and Ms. Salvatore abstained from the motion. All other members were in favor of the motion.

New Business

10-008, Kevin Eaise, Site Plan Waiver, Block 253.01, Lots 19

Mr. Gary Civalier indicated he would like to have the application heard later in the evening since Mr. Eaise had not yet arrived. Mr. Ragonese asked Mr. Civalier to be prepared to address whether the abandon house on the property would be removed. If the house would not be removed, Mr. Eaise would have to apply to the Zoning Board.

09-002, Matsui, Final Major Site Plan (Phase 2), Block 170, Lot 5

Mr. Legge excused himself from the application because he lives within 200 feet of the property. William Ziegler, Esquire, Mr. Ray Nagamine, site manager and Mr. Gary Civalier, engeineer, were present on behalf of the application. Mr. Nagamine and Mr. Civalier were sworn for testimony.

Mr. Civalier presented an overview of the project and phasing. He noted that Phase I is almost complete. Phase I included an amendment for additional electrical panels and restrooms. Phase II is for a 90,000 square foot greenhouse to grow orchids.

Planner's Review: Mr. Stevenson presented his October 1, 2010 review letter. Landscaping will be added to Phase II plans and be consistent with Phase I.

Engineer's Review: Mr. Kernan submitted a review letter for October 7, 2010. The taxes are up-to-date. As of the meeting, there was \$22,000 in the escrow account. The applicant needs to submit proof that taxes are paid to date.

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

10-007, Chick-fil-A, Preliminary & Final Major Site Plan, Block 242, Lot 7.01

Timothy Prime, Esquire, was representing the application. John Martinez, engineer, and Scott Thigpen, Chick-fil-A, were also present on behalf of the application and sworn for testimony.

Mr. Prime noted that the applicant was seeking pad site approval. The proposed building has been designed to fit the pad. Easements are being sought for traffic flow. There will be dual ordering windows to speed up drive thru circulation traffic.

Mr. Thigpen provided a history of the Chick-fil-A business. The company strives to provide quality customer service and is committed to serving the community. The store serves breakfast, lunch and dinner. Operating hours are 6:30 a.m. – 10:30 p.m. Monday through Saturday. They are closed on Sunday and encourage employees to spend time with their family. They will have a freestanding sign and will comply with the requirement that it only be changed every 24 hours. They expect to open in 2011.

Mr. Martinez noted his credentials for the Board and was determined to be a qualified expert to provide testimony regarding the application. Five photos were submitted for the record. A1 was an aerial photo. A2 was a color diagram of the store. Photos A3, 4 and 5 were the front, left and right elevations respectively. The 4,275 square foot building will have 104 seats inside with a child play area. There will also be 20 seats outdoor for seasonal seating. A discussion ensued regarding parking and it was determined that sufficient parking was provided on the overall site.

Mr. Prime reviewed the requested variances. He indicated that the store will receive one large delivery a week between the hours of 8:45 – 10:45 a.m. The applicant does not feel the variances are a detriment to the application.

Planner's Review: Mr. Stevenson presented his October 13, 2010 review letter. He is requesting that a note be included on the plan indicating that the southern side lights will go off one hour after closing.

Engineer's Review: Mr. Kernan presented his October 15, 2010 review letter. The lease agreement was provided today for review. There are no deed restrictions requested. He has received the architectural plans. He recommends the Board deem the plan complete. **On motion by Mr. Menzies, second by Mr. Harris, the application was deemed complete. All members were in the affirmative to the motion.**

The plan conforms to parking and paving requirements. The delivery truck will follow the same route as the Lowe's delivery trucks. The blanket easement will be submitted for Mr. Rragoneses' review. There is no tax abatement requested by the applicant. The variances are being requested under the C2 variance for the uniqueness of the physical layout of the site. The fencing on Woodbury-Glassboro Road provides a buffering from car headlights into the first story of the homes adjacent from the site.

Public Hearing: The public hearing was opened and closed with no comments forthcoming from the public.

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

10-008, Kevin Eaise, Site Plan Waiver, Block 253.01, Lots 19

Mr. Civalier indicated that Mr. Eaise is proposing the construction of a pole barn on Tyler's Mill Road. The existing home will be removed from the property prior to the installation of the pole barn. The barn will be used to store snow removal equipment for Mr. Eaise's business. The Gloucester County Planning Board has waived approval. Mr. Stevenson did not prepare a review letter and indicated he agreed with Mr. Civalier's representation.

Engineer's Review: Mr. Kernan presented his October 7, 2010 review letter. He noted that there were four waivers requested and that he recommends approval of the waivers and completion of the project.

On motion by Mr. Howarth, second by Mr. Legge, the application was deemed complete. All members were in the affirmative to the motion.

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

Resolutions

Mr. Ragonese presented Resolution 10-32 for application, 10-006, Pitman Golf Course, Block 254 & 254.01, Lots 34 & 34.03. **On motion by Mr. Stanly, seconded by Mr. Howarth, the resolution was approved. Roll Call Vote: YES – Mr. Bob Harris, Mr. Legge, Mr. Howarth, Mr. Menzies and Mr. Green. NO – None. ABSTENTIONS - None.**

Resolution 10-33 to memorialize the recommendation to adopt the Small Wind Energy System (SWES) Ordinance was presented to the Board. **On motion by Mr. Legge, seconded by Mr. Stanley, the Board approved the application. Roll Call Vote: YES – Mr. Harris, Mr. Howarth, Mr. Legge, Mr. Menzies, Mr. Scirrotto, Mr. Stanley and Mr. Green. NO – None. ABSTENTIONS: None.**

Adjournment

There being no further business, the meeting was adjourned.

Respectfully submitted,



Peggy Veacock
Corresponding/Recording Secretary