

**Mantua Township Planning Board  
September 21, 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, September 21, 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. Robert Harris, Mr. Kevin Howarth, Mr. John Legge, Mr. Shawn Menzies, Mr. Pete Scirrotto, Mr. Buck Stanley and Mr. Kenneth Green. **Absent:** Mrs. Sharon Lawrence, Ms. Stephanie Salvatore, Mr. John Bair and Ms. Michelle Epifani. **Also present:** Mr. Tim Kernan, engineer; Mr. Martin Truscott, Planner; Sam Ragonese, Esquire; and Ms. Peggy Veacock, corresponding/recording secretary.

**Swearing of Professionals**

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

**Approval of Minutes**

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**On motion by Mr. Menzies, seconded by Mr. Howarth, the Board approved the July minutes. Mr. Scirrotto, Mr. Legge and Mr. Harris abstained from the motion. All other members were in favor of the motion.**

**New Business**

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**10-006, Pitman Golf Course, Block 254 & 254.01, Lots 34 & 34.03**

Mr. Scirrotto and Mr. Stanley excused themselves from the hearing due to a conflict. Barry Lozuke, Esquire, was present on behalf of the application. Mr. Lozuke noted that the site plan is waived and that the plans are before the Board for an informal review. Revised plans have been prepared and submitted following the subcommittee meeting. The County and the Gloucester County Utilities Authority are proposing the construction of a water re-use system with support facilities for the golf course. Mr. George Hahn provided an overview of the interceptor line and overall project. The plans included a treatment facility and water re-use storage lagoon. The lagoon will have a liner and hold 300,000 – 400,000 gallons of water. There building will not have windows, but will have signage and security lighting. The facility will be a pre-engineered building that will include brick siding. Mr. Hahan indicated that the facility would have a gated entrance with surrounding buffering. The facility is seasonal and will not be used during the winter months. There should be minimal smell. It is estimated that one vehicle a day will enter the site. The County engineer and NJDEP will review the storm water management plan.

**Engineer's Review:** Mr. Kernan submitted a review letter dated July 30, 2010. He noted that most of his concerns have been addressed. There are a few minor issues outstanding and he will address those items with Mr. Hahn. Mr. Kernan supports all waivers requested.

**Planner's Review:** Mr. Truscott noted that the outstanding comments from his July 29, 2010 have been addressed.

**Board Action:** No action was required by the Board. Mr. Lozuke asked that a resolution be prepared noting that the Board had reviewed the plans and had no concerns.

**Old Business**

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The Board reviewed the final draft of the proposed Wind Ordinance. The Board reviewed the requirements for small wind energy systems requirements, i.e., setbacks, fees. The systems will be permitted in the industrial and AR districts. The systems will not be permitted on homes. **On motion by Mr. Legge, seconded by Mr. Stanley, the Board approved a motion recommending the ordinance to the Township Committee for review and adoption. Roll Call Vote: YES – Mr. Harris, Mr. Howarth, Mr. Menzies, Mr. Scirrotto, Mr. Stanley and Mr. Green. NO – None. ABSTENTIONS: None.**

The Board discussed the Country Gardens application. The Board would like Mr. Stevenson to review the plan to see what deficiencies exist. They would like Mr. Papparone to attend the next subcommittee to address the outstanding items. Mr. Ragonese will contact Mr. Papparone.

The Chic-fil-A representatives are working on a redesign of the plan to address parking off Woodbury--Glassboro Road.

**Resolutions**

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Mr. Ragonese presented Resolution 10-31 for application, 09-005, Peach Country Mini Storage, Preliminary and Final Major Site Plan, Block 261, Lot 7.02. **On motion by Mr. Howarth, seconded by Mr. Stanley, the resolution was approved. Roll Call Vote: YES – Mr. Howarth, Mr. Menzies, Mr. Stanley and Mr. Green. NO – None. ABSTENTIONS - None.**

Resolution 10-30 for application 06-008, Metro Acquisition, Amended Final Major Site Plan, Block 242, Lots 7,7.01 and 7.02. **On motion by Mr. Stanley, seconded by Mr. Howarth, the Board approved the resolution. Roll Call Vote: YES – Mr. Howarth, Mr. Menzies, Mr. Stanley and Mr. Green. NO – None. ABSTENTIONS: None.**

Mr. Ragonese presented Resolution 10-29 for Clancy's Restaurant. **On motion by Mr. Howarth, seconded by Mr. Stanley, the Board approved the resoluion. Roll Call Vote: YES – Mr. Howarth, 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