

MANTUA TOWNSHIP MUNICIPAL LAND USE BOARD

April 15, 2025 7:00 P.M.

MINUTES

The Mantua Township Municipal Land Use Board meeting was called to order on April 15, 2025 at 7:00 P.M. the Board Secretary called the meeting to order, led the Board members in flag salute. The open public meeting statement was read: adequate notice of this meeting has been provided in the following manner: by providing written notice to the Clerk of the Township of Mantua on January 6, 2025, by posting notice on the official bulletin board on January 6, 2025 and by notifying the South Jersey Times and Courier Post.

Roll Call:

Present: deMers, Huston, Wilkinson, Shast, J. Moore, Rainier, K. Moore

Absent: Berenato, Harris, Legge, Lukens, Moscatelli

Minutes:

A motion was made by Mr. J. Moore to approve the March 18, 2025 minutes, the motion was seconded by Mr. Wilkinson. Roll Call Vote: 6 yes, 0 no.

Solicitor Hyatt swore in the Board Professionals.

Solicitor Hyatt announced that Application 2024-022, submitted by Driscoll Mantua LLC and Driscoll South Jersey LLC, has been postponed to the June 17, 2025 meeting. No further notice is required.

Old Business: None

New Business:

Application 2025-004 Use Variance/Bulk Variance - Approved

Ruth Thornton 214 Barnsboro Rd, Block 276.01, Lot 12.02, Tax Map 50.02, Zone AR

Action Requested: Approval of a Use Variance to allow the conversion of interior floor areas to create an in-law suite with a kitchen and laundry room. The Township has determined that this conversion qualifies as a second residential unit on the property.

Terrence Combs Planner from the Pettit Group LLC, Dennis DeSimone Builder with DeSimone Construction, Ruth Thornton, Dean Son-in-law to Ms. Thornton, & Christina Insana Daughter to Ms. Thornton were sworn in by Solicitor. Ms. Ruth Thornton was represented by John DeSimone of DeSimone Law Offices, LLC.

Mr. John DeSimone stated the intent of the application is to construct a residential addition that includes a full kitchen, laundry room, and a private entrance. The goal is to create a multigenerational living arrangement allowing Ms. Thornton to maintain independence while residing with her daughter's family.

Ms. Thornton has been a Mantua resident since 1970 and has lived at the subject property since 1983. The property is approximately 10± acres and includes a swimming pool, pool house, and a

detached garage. Her late husband previously maintained the farmland, followed by her son who also passed away.

Mr. John DeSimone noted that the residence is set back from the road and that aging may necessitate support with daily responsibilities and property upkeep. Rather than leave her longtime home, Ms. Thornton arranged for her daughter and son-in-law to move in with their children, creating a generational household. The proposed kitchen and laundry area would allow her to live independently while remaining close to family.

Christina Insana mentioned the property is under a 10-year Forestry Woodland Preservation Stewardship program to manage 5 acres with 8 years remaining.

Dean Insana added that the family discussed the proposed arrangement extensively, and it was rooted in the desire to keep the family together. He is committed to maintaining the land and has no intention of relocating.

Terrence Combs (Planner) mentioned the proposed addition is approximately 1,600 square feet of living space and will include two areas requiring Board approval: a kitchen and a laundry room. He confirmed the project complies with all setback requirements, has no sidewalk connections, and will use gas appliances.

Dennis DeSimone (Builder, who constructed the original home 20 years ago, testified that the addition will match the existing structure and appear seamless from the road. It will feature four bedrooms and four bathrooms in total, in compliance with the septic system. The addition will have its own mechanical systems, garage, and entrance, while still maintaining interior connectivity to the main residence.

Jenizza Corbin of Remington & Vernick presented comments on behalf of Board Planner Ashton Jones referring to the review letter dated 3/16/25. She clarified: the addition will include a full kitchen, not a kitchenette; there are no sidewalks along Barnsboro Rd; and the property currently has more than two accessory structures (shed, garage, and pool house), exceeding the ordinance limit. A bulk variance will be required. The property will not be rented out and a deed restriction was mentioned from utilizing the property as a rental to the board.

The meeting was opened to the public with a motion from Mr. J. Moore, the motion was seconded by Mr. Shast. All board members were in favor.

Wendy May Hood (18 Hart Lane) a resident for 42 years, was sworn in. She expressed full support for the project, noting that she may one day consider a similar arrangement for herself.

When no one else came forward to address the board, a motion was made to close the public portion by Mr. J. Moore, the motion was seconded by Mr. Wilkinson.

Board members expressed concerns regarding the property potentially becoming a rental. It was confirmed that the pool house is not livable space. A deed restriction preventing rental was discussed as a condition of approval.

Mr. John DeSimone, after consulting with his client, requested that the deed restriction include a provision allowing for the removal of the second kitchen and reversion to a single-family dwelling if the property were to be sold in the future. The Board agreed to this condition.

With the testimony concluded, Mr. J. Moore made a motion to approve Application 2024-024 including acceptance of the deed restriction with language addressing reversion upon sale, and approval of a third accessory structure, motion was seconded by Mr. deMers.
Roll Call Vote: 7 yes, 0 no.

Correspondence: None

Public Portion: None

Resolutions:

Resolution 2025-14, memorializing Rudyard Porter 27 Springhill Rd, was motioned by Mr. deMers, seconded by Mr. J. Moore.
Roll Call Vote: 6 yes, 0 no.

Resolution 2025-15, memorializing Douglas Steinmetz 44 Brookview Dr., was motioned by Mr. Shast, seconded by Mr. Wilkinson.
Roll Call Vote: 6 yes, 0 no.

Resolution 2025-16, memorializing John T Morse 740 Woodbury Glassboro Rd, was motioned by Mr. Wilkinson, seconded by Mr. Rainier.
Roll Call Vote: 6 yes, 0 no.

Resolution 2021-43.A, memorializing Mount Royal Partners, LLC 455 Bridgeton Pike, was motioned by Mr. deMers, seconded by Mr. Rainier.
Roll Call Vote: 6 yes, 0 no.

With no further business, a motion was made by Mr. Shast to adjourn the meeting, seconded by Mr. K. Moore. All Board Members were in favor.

Respectfully Submitted,
Jessica Taylor
Land Use Board Secretary

Adopted on: 5-20-25