

**A G E N D A**  
**MANTUA TOWNSHIP MUNICIPAL LAND USE BOARD**  
**June 17, 2025 at 7:00 PM**

**CALL TO ORDER:**

**OPEN PUBLIC MEETING STATEMENT**

In accordance with Section V of the Open Public Meetings Act, Chapter 231, Public Law 1975, 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 of the Township on January 6, 2025 and by mailing notice to the South Jersey Times and Courier Post.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL:** Dr. Kerry Berenato, Mr. Glenn deMers, Mr. Moyer, Mr. George Huston, Mr. John Legge, Mrs. Eileen Lukens, Mr. Marc Moscatelli, Mr. Bill Wilkinson, Mr. Greg Shast, Mr. Jason Moore (1<sup>st</sup> Alternate), Mr. Steve Rainier (2<sup>nd</sup> Alternate), Mr. Kevin Moore (3<sup>rd</sup> Alternate)

**SWEAR IN BOARD PROFESSIONALS**

**APPROVAL OF**

**PREVIOUS MINUTES:** May 20, 2025

**OLD APPLICATIONS:**

**Application 2024-022**

Driscoll Mantua LLC & Driscoll South Jersey LLC  
320, 340, & 380 Columbia Drive, Block 250, Lot 4.02, 4.03, & 4.04, Tax Map 42.01, Zone I

Action Requested: Major Site Plan Final Approval and is submitting a full tree survey and management plan accordingly. The applicant is also submitting revised site plans and architectural renderings reflecting the changes to the plans in accordance with the Preliminary Approval and comments received from the board engineer and board planner, which includes the updated building square footages, the sound wall, and the pedestrian path between the buildings. Any variances or waivers that may be deemed necessary.

**Application 2024-003**

Karen Salerno  
120 Woodlawn Ave, Block 65, Lot 1, Tax Map 17, Zone R-11

Action Requested: Seeking final approval for a major subdivision of Lot 1 into 13 individual lots, consisting of twelve (12) single-family residential lots (each approximately 0.332± acres) and one (1) stormwater basin lot. Discussion of conditions related to the Tree Report and Traffic Study. Any necessary variances or waivers that may be deemed necessary.

**NEW APPLICATIONS:**

**Application 2025-009**

Jeffrey Clauss  
31 Maryland Ave, Block 164, Lot 5, Tax Map 33, Zone R-22

Action Requested: Approval of a bulk for a front yard setback of 31 feet instead of 40 feet for the purpose of constructing a front porch. Steps off the porch and sidewalk will be at 25 feet. Any additional variances or waivers that may be deemed necessary.

**June 17, 2025 Land Use Board Agenda Continued:**

**Application 2025-007**

11 Enterprise LLC

1090 Main Street, Block 254.01, Lot 23, Tax Map 45, Zone I

Action Requested: Approval of a major site plan to permit the conversion of existing car wash to work bays, the construction of a 15,000 sf warehouse/shop building, a 3,248 sf flex office building, including 2,670 sf existing building along with associated site improvements. Design waivers are requested for section 230-39 off street loading where 1 space is required with 0 proposed, and variance for section 230-25C(2)(f)[2] side yard setback 25' feet required with 22.9' proposed. Any additional variances or waivers that may be deemed necessary.

**CORRESPONDENCE:**

**RESOLUTIONS:** 2025-18 Housing Element and Fair Share Plan  
2025-19 Carolina Blue, 692 Lambs Rd

**PUBLIC COMMENT**

**ADJOURNMENT**

**NOTE: NO NEW APPLICATIONS SHALL COMMENCE AFTER 10:00 P.M. AND ALL TESTIMONY SHALL CEASE AT 11:00 P.M.**