

A G E N D A
MANTUA TOWNSHIP MUNICIPAL LAND USE BOARD
July 15, 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 (1st Alternate), Mr. Steve Rainier (2nd Alternate), Mr. Kevin Moore (3rd Alternate)

SWEAR IN BOARD PROFESSIONALS

APPROVAL OF

PREVIOUS MINUTES: June 17, 2025

OLD APPLICATIONS:

Application 2025-006

James Capate
865 Bridgeton Pike, Block 273, Lot 2.05, Tax Map 50, Zone PC
Action Requested: Approval of a bulk variance to allow the construction of a wood frame pole barn measuring 84 feet by 40 feet in the rear yard. The structure will consist of a 60-foot by 40 foot main building with two 12-foot overhangs, one at each end. This building would constitute a third accessory structure on the property, exceeding the maximum allowed number of two. Any additional 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.

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.

July 15, 2025 Land Use Board Agenda Continued:

NEW APPLICATIONS:

Application 2025-010

Charles Dougherty

35 Bear Creek Drive, Block 52.01, Lot 37, Tax Map 13.02, Zone PRC

Action Requested: Approval of a bulk variance from Section 230-67. B5(a)1[g] to permit a 12x24 deck with patio underneath with a reduced rear yard setback of 20 feet where a minimum requirement is 25feet. Any necessary variances or waivers that may be deemed necessary.

Application 2025-013

Gloucester County Property Management LLC

Mt. Royal Rd, Block 150, Lot 2.04, Tax Map 27, Zone R-40

Action Requested: Approval of a bulk variance to construct a new 2-Story Single Family Dwelling for lot area .678 acre where a minimum of 1 acre is required, street frontage of 100 feet where a minimum of 150 feet is required, lot width of 100 feet where 175 feet is required. A waiver is being requested for sidewalks, curbing, and any other variances, waivers, or approvals deemed necessary by the Land Use Board.

CORRESPONDENCE:

RESOLUTIONS: 2025-20 Jeffrey Clauss, 31 Maryland Ave
2025-21 11 Enterprise LLC, 1090 Main Street

PUBLIC COMMENT ADJOURNMENT

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