

**A G E N D A**  
**MANTUA TOWNSHIP MUNICIPAL LAND USE BOARD**  
**August 19, 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:** July 15, 2025

**OLD APPLICATIONS:**

**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 2025-015**

Joseph Villari

419 Mantua Blvd, Block 160, Lot 2, Tax Map 31, Zone R-40

Action Requested: Approval of a bulk variance to permit a 6 foot high fence with a 19 foot wide gate in the front yard, where such placement is not allowed. Any variances or waivers that may be deemed necessary.

**Application 2025-014**

F & E Real Estate

18 Springhill Rd, Block 54.04, Lot 4, Tax Map 13, Zone R-40

Action Requested: Approval of a bulk variance for lot width and side yard setback in the R-40 zone. The property consists of approximately 43,497.5 sf and is a vacant lot. The applicant is seeking a lot width variance for a proposed lot width of 104.27 feet where a minimum lot width of 175 feet is required. The applicant is also seeking side yard setbacks of 27.58 feet and 27.69 feet where a side yard setback of 30 feet is required. A waiver is requested from Section 230-34.B and 230-34.C(3) requiring curb and sidewalk. A single family dwelling will be constructed on the lot. Applicant also seeks any and all various variances and

waivers that may be necessary in support of its applications and to gain approval as described herein and as reflected in the application, and any other submissions or as developed at the time of the hearing.

**CORRESPONDENCE:**

**RESOLUTIONS:**

2025-21 11 Enterprise LLC, 1090 Main Street  
2025-22 James Capate, 865 Bridgeton Pike  
2025-23 Charles Dougherty, 35 Bear Creek Dr  
2025-24 Gloucester County Property Management LLC, Mt. Royal  
2025-25 Driscoll Mantua LLC & Driscoll South Jersey LLC, 320, 340, 380 Columbia Dr.

**PUBLIC COMMENT  
ADJOURNMENT**

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