

MANTUA TOWNSHIP MUNICIPAL LAND USE BOARD

**December 19, 2023 7:00 P.M.
MINUTES**

The Mantua Township Municipal Land Use Board meeting was called to order on December 19, 2023 at 7:00 P.M. by the Board Chairman and 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 3, 2023, by posting notice on the official bulletin board on January 3, 2023 and by notifying the South Jersey Times and Courier Post.

Roll Call:

Present: Berenato, deMers, Harris, Huston, Johnson, Legge, Moscatelli, Wilkinson, Shast
Absent: Lukens

Solicitor Hyatt swore in Board Professionals Jenizza Corbin, Nick Minner and Tim Kernan to provide testimony at this meeting.

Minutes:

Mr. Huston made a motion to approve the November 21, 2023 minutes, the motion was seconded by Mr. Moscatelli. Roll Call Vote: 7 yes, 0 no, 2 Abstention (Berenato, deMers).

Old Applications: None

New Applications:

Application 2023-17 Bulk Variance – Approved

Vanessa Cubano

340 Harrison Avenue, Block 55, Lot 11, Tax Map 14, Zone TP

Action Requested: A bulk variance from Chapter 230-18D(1)(g) to allow a rear yard setback of 13 feet instead of the required 25 feet for the construction of a deck and any other variances or waivers the Board or Board Professionals may deem necessary.

Board Solicitor Hyatt swore in John Andrie, Contractor and Vanessa Cubano, homeowner to provide testimony for this application.

Mr. Andrie explained to the Board that the deck was constructed on the dwelling, which he bought unfinished and it was not realized that zoning permits were not obtained until such time as the final survey was provided. The deck is already constructed and would be a hardship to remove it.

A motion was made by Committeeman Legge to open the meeting to the Public, the motion was seconded by Mr. Huston. All Board Members were in favor. When no one addressed the Board regarding this application, the public portion was closed with a motion from Committeeman Legge, seconded by Mr. Huston. All Board Members were in favor.

A motion was made by Mr. Huston to approve Bulk Variance 2023-17, the motion was seconded by Committeeman Legge. Roll Call Vote: 8 yes, 0 no.

In compliance with NJSA 40:55D-25C Committeeman Legge left the meeting and the Board reconstituted as a Zoning Board of Adjustment.

December 19, 2023 Minutes Continued:

Application 2023-18 Use Variance - Approved

Jeffrey Cook

27 Main Street, Block 88, Lot 14, Tax Map 18, Zone NC

Action Requested: A use variance to permit an accessory use (parking lot), intended to be utilized by the employees of the Telford Inn without a principal use. The applicant is also seeking a waiver of site plan.

John Alice, Attorney for the Applicant presented this application. Board Solicitor Hyatt swore in Tiffany Morrissey, Planner and Jeffrey Cook, Proprietor to provide testimony for this application.

Mr. Alice indicated the parking lot is intended for Employees of the Telford Inn only.

Ms. Morrissey presented the special reasons/positive and negative criteria/how this variance will and will not impair the zone plan/master plan as well as site suitability as required for a use variance.

Mr. Cook testified that 18-19 employees on Friday/Saturday/Sunday, which will free up those spaces in the Telford lot for patrons and will greatly help with the parking issues.

Board Engineer, Tim Kernan, presented his report dated October 31, 2023 and Board Planner, Jenizza Corbin, presented her report dated November 9, 2023.

A motion was made by Mr. Moscatelli to open the meeting to the Public, the motion was seconded by Dr. Berenato. All Board Members were in favor.

Susan & Nathaniel Holland, 23 Main Street, the neighbors directly adjacent were not opposed to the granting of the use variance, however have concerns with setbacks, drainage and lighting. Board Members assured the Hollands that these items would be addressed at the time of site plan.

When no one else came forward to address the Board, Dr. Berenato made a motion to close the public portion, the motion was seconded by Mr. Moscatelli. All Board Member were in favor.

Mr. Alice withdrew the waiver of site plan request.

With no further testimony or questions, a motion was made by Mr. Huston to approve application 2023-18 for use variance, contingent upon site plan approval, the Engineer's report dated October 31, 2023 and the Planner's report dated November 9, 2023. The motion was seconded by Dr. Berenato. Roll Call Vote: 7 yes, 0 no.

Correspondence: None

Public Portion: The meeting was opened to the public with a motion by Mr. Moscatelli, the motion was seconded by Dr. Berenato. When no one came forward to address the Board, a motion was made by Dr. Berenato to close the public portion. The motion was seconded by Mr. Moscatelli, all Board Members were in favor.

Resolutions:

Resolution 2023-37 Mantua Partners was memorialized with a motion by Mr. deMers, seconded by Mr. Huston. Roll Call Vote: 5 yes, 0 no.

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

Respectfully Submitted,

Sandi Rost

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Land Use Board Secretary

Adopted on: _____