

A G E N D A
MANTUA TOWNSHIP MUNICIPAL LAND USE BOARD
October 15, 2024 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 2, 2024, by posting notice on the official bulletin board of the Township on January 2, 2024 and by mailing notice to the South Jersey Times and Courier Post.

PLEDGE OF ALLEGIANCE

ROLL CALL: Dr. Kerry Berenato, Mr. Glenn deMers, Dr. Robert Harris, Mr. George Huston, Mr. Barry Johnson, Mr. John Legge, Mrs. Eileen Lukens, Mr. Marc Moscatelli, Mr. Bill Wilkinson, Mr. Greg Shast (1st Alternate), Mr. Jason Moore (2nd Alternate), Mr. Steve Rainier (Alternate 3)

SWEAR IN BOARD PROFESSIONALS

APPROVAL OF

PREVIOUS MINUTES: September 17, 2024

OLD APPLICATIONS: None

NEW APPLICATIONS:

Application 2024-003

Karen Salerno

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

Action Requested: Major Subdivision dividing lot 1 into 14 lots with lot sizes .332+/- acres to build 13 single family dwellings and 1 basin lot. The applicant is seeking a variance from Section 230-18 for a minimum street frontage of 75.1 feet where 80 feet is required for the basin lot and waivers from checklist items Section 230-83.B. (13) for locations, species names of all treed areas with trees having a caliper of eight inches or more, measured three (3) feet above ground level; Section 230-84. B. (25) for proposed improvements utilities, feasible connections to gas, telephone and electrical utility systems and Section 230-83. B. (29) for a traffic study. Any necessary variances or waivers that may be deemed necessary

Application 2024-018

Stefano and Rosa Randazzo

101 Mantua Blvd, Block 96.01, Lot 1, Tax Map 20, Zone NC

Action Requested: Minor Site Plan Approval for existing 3 story building with 2,251 square feet of commercial space and four (4) apartments (2-2BR & 2-1BR) to be converted to a building with no commercial space and eight (8) apartments (2-2BR and 6-1BR). A variance from section 230-19.C (1) to allow for a minimum lot area of 7,221 square feet where 20,000 square feet is required. A variance from Section 230-19.C(2) to allow for a minimum lot frontage 32 feet where 100 feet is required. A variance from Section 230-19.C(3) to allow for a minimum lot width of 32 feet where 100 feet is required. A variance from Section 230-19.C(6) to allow for a minimum front yard of 1.2 feet where 25 feet is required. A variance from Section 230-19.C(8) to allow for a maximum building height of 40.01 feet where 35 feet is required. A variance from Section 230-19.C(10) to allow for a maximum impervious coverage of 93% where a maximum of 80% is required. A various from Section 230-19.D to allow for a landscaped buffer of 0 feet where 10 feet is required. Any necessary variances or waivers that may be deemed necessary.

CORRESPONDENCE: None

RESOLUTIONS: 2024-28 Francis and Pamela Reynolds, 237 Wenonah Ave
2024-29 669 Bridgeton Pike Mantua Owner, LLC, 669 Bridgeton Pike

PUBLIC COMMENT
ADJOURNMENT

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