

**A G E N D A**  
**MANTUA TOWNSHIP MUNICIPAL LAND USE BOARD**  
**September 16, 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:** August 19, 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 2025-018**

Mantua Township School District

40 McAnally Drive, Block 213, Lot 2, Tax Map 38, Zone R-11

Action Requested: A Courtesy Presentation for District Wide Bond Referendum projects for Sewell Elementary School to construct new building additions as depicted on the enclosed site plan and Building floor plan. In addition, as depicted on the enclosed site plan, a parking lot expansion, reconfiguration of an existing parking lot and removal of one playground is proposed.

**Application 2025-016**

Antoine Tortorice

791 Heritage Rd, Block 4, Lot 22, Tax Map 2, Zone AR

Action Requested: Approval of a Minor Subdivision for the purpose of subdividing existing Lot 22 in Block 4, into two lots: Proposed New Lot 22.01, and a Remainder Lot 22, as well as the following bulk variances: New Lot 22.01 – a variance from the minimum lot width requirements, where 250 feet is required and 105.11 ft. is proposed; and minimum street frontage of 225 feet is

required and 100.15 ft is proposed. As to the remainder lot 22, on which there is an existing house, the following variances are required: minimum lot width of 250 ft. is required where 175 ft. is proposed; a minimum lot area of 3 acres is required, and 2.78 acres is proposed; and a minimum street frontage of 225 ft. is required and 175 feet is proposed. Any variances or waivers that may deemed necessary.

**CORRESPONDENCE:**

**RESOLUTIONS:**

2025-26 Joseph Villari, 419 Mantua Blvd

**PUBLIC COMMENT**

**ADJOURNMENT**

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