

A G E N D A
MANTUA TOWNSHIP MUNICIPAL LAND USE BOARD
October 21, 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: September 16, 2025

OLD APPLICATIONS:

NEW APPLICATIONS:

Application 2025-014

F & E Real Estate

18 Spring Hill 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 setbacks in the R-40 Zone. The property consists of approximately 43,497.5 sf and is currently 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 27.53 feet and 27.64 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. The applicant proposes to construct a single-family dwelling on the property. In addition, the applicant seeks any and all various variances and waivers that may be necessary in support of its application and to obtain approval as described herein and as reflected in the application, and any other submissions or as developed at the time of the hearing.

Application 2025-017

Total Turf Experience, LLC

614 Lambs Rd, Block 254.01, Lot 32.01, Tax Map 45, Zone PC

Action Requested: Approval of a bulk variance to install a roof-mounted solar system consisting of 549 panels (301.95 kW) to offset energy usage, exceeding the 50 kw limit otherwise permitted.

CORRESPONDENCE:

October 21, 2025 Land Use Board Agenda Continued:

RESOLUTIONS: 2025-27 Karen Salerno, 120 Woodlawn Ave
 2025-28 Antoine Tortorice, 791 Heritage Rd

PUBLIC COMMENT
ADJOURNMENT

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