

**Township of Mantua
Workshop Meeting Agenda
February 9, 2026
Mantua Township Municipal Building
6:00 P.M.**

Call to order:

Pledge to the flag:

Observance of a Moment of Silence:

Sunshine Law: As required by the New Jersey Open Public Meetings Act, adequate notice of this meeting has been provided by adopting a schedule of regular meetings for the year 2026. The schedule is posted on the bulletin board in the Municipal Building and was mailed to the South Jersey Times and Courier-Post newspapers on January 4, 2026. Notice was also filed with the Township Clerk.

Roll Call: Committeeman Steen, Committeeman Snyder, Committeeman Legge, Deputy Mayor Lukens, Mayor Zimmerman, Mrs. Jennica Bileci, Township Administrator, Mrs. Pamela LeVine, Deputy Township Clerk, Mr. Stuart Platt, Solicitor, Chief Darren White

Approval of Minutes: December 22, 2025
January 5, 2026 - Reorganization

Motion _____ Second _____

Roll Call Vote: ___ **Mr. Steen**
___ **Mrs. Snyder**
___ **Mr. Legge**
___ **Deputy Mayor Lukens**
___ **Mayor Zimmerman**

Proclamation: Recognizing February as Heart Month

Engineering Report: Jon Bryson, Township Engineer

Department of Public Works Report: Glenn deMers, Superintendent of Public Works

Police Department Report: Chief Darren White

Pursuant to Resolution R-32-2026, there is a time limit of five (5) minutes per person

Public Participation: **Motion to Open _____ Second _____**

Motion to Close _____ Second _____

ORDINANCE O-1 -2026:

First Reading

AN ORDINANCE OF THE TOWNSHIP OF MANTUA AMENDING, SUPPLEMENTING, AND REVISING CHAPTER XXX, OF THE CODE OF THE TOWNSHIP OF MANTUA, ENTITLED “FEES”

Statement:

This Ordinance establishes a fee for crash report discovery requested by a third party.

Motion _____ **Second** _____

ORDINANCE O-2-2026:

First Reading

AN ORDINANCE OF THE TOWNSHIP OF MANTUA VACATING, RELEASING AND EXTINGUISHING ANY AND ALL PUBLIC RIGHTS TO A 60-FOOT-WIDE RIGHT-OF-WAY WITHIN A PORTION OF THE STREET KNOWN AS COLUMBIA DRIVE, LOCATED BETWEEN BLOCK 250, LOT 4.01 AND BLOCK 250, LOTS 4.02, 4.03 AND 4.04 WITHIN THE TOWNSHIP OF MANTUA, SUBJECT TO CERTAIN TERMS AND CONDITIONS

Statement:

This Ordinance will vacate a 60-foot wide right-if-way within a portion of Columbia Drive in order to consolidate these lots under the common ownership of Driscoll Mantua, LLC for purposes of implementing a site plan approval.

Motion _____ **Second** _____

ORDINANCE O-3-2026:

First Reading

AN ORDINANCE OF THE TOWNSHIP OF MANTUA AMENDING, SUPPLEMENTING, AND REVISING CHAPTER 143, SCHEDULE I: PARKING PROHIBITED AT ALL TIMES AND SCHEDULE III: STOPPING AND STANDING PROHIBITED

Statement:

This Ordinance prohibits parking and stopping for sections along Mantua Boulevard.

Motion _____ **Second** _____

ORDINANCE O-4-2026:

First Reading

AN ORDINANCE OF THE TOWNSHIP OF MANTUA AMENDING, SUPPLEMENTING, AND REVISING CHAPTER HOUSING STANDARDS

Statement:

This Ordinance amends the Housing Code to authorize a licensed fire inspector to perform smoke detector and carbon monoxide inspections for change of occupancy.

Motion _____ **Second** _____

ORDINANCE O-5-2026:

First Reading

AN ORDINANCE REPEALING AND REPLACING SECTION 230-71 “MANDATORY AFFORDABLE HOUSING SET ASIDE REQUIREMENTS”

Statement:

The purpose of this ordinance to require certain development projects proposed within the Township to setaside a percentage of units constructed for very-low, low- and moderate income households while complying with the provisions outlined in the amended Fair Housing Act.

Motion _____ **Second** _____

ORDINANCE O-6-2026:
First Reading

ORDINANCE OF THE TOWNSHIP OF MANTUA, COUNTY OF GLOUCESTER AND STATE OF NEW JERSEY AMENDING CHAPTER 230 “LAND DEVELOPMENT”, ARTICLE IV “DISTRICT REGULATIONS” TO INCLUDE NEW SECTION 230-26.1 ENTITLED “AH-1 AFFORDABLE HOUSING DISTRICT”

Statement:

The purpose of this Ordinance is to create a new zoning district, AH-1 Affordable Housing District which provides the opportunity for the construction of townhomes and includes a separate 100% affordable housing component.

Motion _____ **Second** _____

ORDINANCE O-7-2026:
First Reading

ORDINANCE OF THE TOWNSHIP OF MANTUA, COUNTY OF GLOUCESTER AND STATE OF NEW JERSEY AMENDING SECTION 230-69 “AFFORDABLE HOUSING REQUIREMENTS”

Statement:

This Ordinance will update the Township’s affordable housing regulations to be consistent with P.L 2024, Chapter 2, including the amended Fair Housing Act (“FHA”).

Motion _____ **Second** _____

ORDINANCE O-8-2026:
First Reading

ORDINANCE OF THE TOWNSHIP OF MANTUA, COUNTY OF GLOUCESTER AND STATE OF NEW JERSEY AMENDING CHAPTER 98 “AFFORDABLE HOUSING REQUIREMENTS”

Statement:

This Ordinance establishes standards for the collection, maintenance, and expenditure of development fees that are consistent with the amended Fair Housing Act and the Statewide Non-Residential Development Fee Act.

Motion _____ **Second** _____

Resolution No. 41-2026 – 65-2026 are considered to be routine by the Township Committee and will be acted upon in one motion. There will be no separate discussion of these items unless a Township Committee member so requests. In this event, the item will be removed from the Consent Agenda and considered in the normal sequence of the agenda.

Motion to authorize Consent Agenda _____ Second _____

All In Favor: _____

RESOLUTION R-41-2026: A RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF MANTUA AUTHORIZING AN AGREEMENT BETWEEN THE TOWNSHIP OF MANTUA AND ELECTRONIC RECYCLERS INTERNATIONAL, INC (ERI) FOR ELECTRONIC WASTE DISPOSAL

Statement:

This Resolution will authorize the Township to contract with ERI for electronic waste disposal. There are no charges for the collection of these E- Waste.

RESOLUTION R-42-2026: A RESOLUTION APPOINTING PARKER MCCAY AS THE AFFORDABLE HOUSING SPECIAL COUNSEL FOR THE TOWNSHIP OF MANTUA FOR THE YEAR 2026

Statement:

This Resolution will appoint Parker McCay as legal counsel for all matters associated with affordable housing.

RESOLUTION R-43-2026: A RESOLUTION APPOINTING PARKER MCCAY AS THE REDEVELOPMENT COUNSEL FOR THE TOWNSHIP OF MANTUA FOR THE YEAR 2026

Statement:

This Resolution will appoint Parker McCay as legal counsel for all matters associated with redevelopment within the Township of Mantua.

RESOLUTION R-44-2026: A RESOLUTION OF THE MANTUA TOWNSHIP COMMITTEE AUTHORIZING A REFUND FOR A SOLAR PROJECT FEE IN THE AMOUNT OF \$380.00

Statement:

This Resolution will refund a solar permit fee in in the amount of \$380.00.

RESOLUTION R-45-2026: A RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF MANTUA AUTHORIZING THE REFUND OF REMAINING PROFESSIONAL ESCROW FUNDS

Statement:

This Resolution will refund various professional escrows for development projects within the Township.

RESOLUTION R-46-2026: A RESOLUTION MAKING AN APPOINTMENT TO SPECIFIC ADMINISTRATIVE POSITION AND CONFIRMING SUCH APPOINTMENTS FOR THE TOWNSHIP OF MANTUA FOR 2026

Statement:

The Township Committee desires to appoint Pamela LeVine to oversee the state funded Clean Communities and Recycling grant programs for the Township of Mantua.

RESOLUTION R-47-2026:

RESOLUTION FOR A SHARED SERVICE AGREEMENT BETWEEN THE GLOUCESTER COUNTY IMPROVEMENT AUTHORITY AND MANTUA TOWNSHIP FOR THE USAGE OF A CERTAIN STAGE UNIT

Statement:

This Resolution will authorize a shared service agreement with Gloucester County for the use of the stage for the 9-11 Ceremony, Police Night Out & Winter Festival events.

RESOLUTION R-48-2026:

RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF MANTUA TRANSFERRING ALL OVERPAYMENTS TO 2026

Statement:

This Resolution will transfer all over payments for 2025 taxes to 2026.

RESOLUTION R-49-2026:

A RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF MANTUA SUPPORTING THE APPLICATION FOR THE FY2026 LOCAL RECREATION IMPROVEMENT GRANT FUNDED BY THE NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS

Statement:

This Resolution will authorize the Township to apply for the local recreation improvement grant in the amount of \$75,000.00 for rubberized playground improvements at McCarson park.

RESOLUTION R-50-2026:

A RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF MANTUA APPOINTING A MEMBER ON THE MANTUA TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

Statement:

This resolution will appoint Rob Lukens to the Mantua Township Municipal Utilities Authority.

RESOLUTION R-51-2026:

RESOLUTION OF THE TOWNSHIP OF MANTUA APPROVING A TAX COURT JUDGEMENT FOR THE PROPERTY KNOWN AS 222 BRIDGETON PIKE, BLOCK 61.01, LOT 2.01

Statement:

This Resolution will authorize the credit of the property taxes in the amount of \$31,460.80 for the years 2023, 2024, 2025 and for the property known as 222 Bridgeton Pike because of a tax court judgement.

RESOLUTION R-52-2026: RESOLUTION OF THE TOWNSHIP OF MANTUA APPROVING A TAX COURT JUDGEMENT FOR THE PROPERTY KNOWN AS 222 BRIDGETON PIKE, BLOCK 61.01, LOT 2.01 C0001

Statement:

This Resolution will authorize the credit of the property taxes in the amount of \$42,745.81 for the years 2023, 2024, 2025 and for the property known as 222 Bridgeton Pike because of a tax court judgement.

RESOLUTION R-53-2026: RESOLUTION AMENDING RESOLUTION 14-2026 - ESTABLISHING THE RATE OF INTEREST TO BE CHARGED ON DELINQUENT TAXES AND OTHER CHARGES FOR THE YEAR 2026

Statement:

This Resolution will authorize the Tax Collector to impose a 6% penalty for delinquent taxes more than \$10,000.00 for taxes not paid at the end of the year.

RESOLUTION R-54-2026: A RESOLUTION APPROVING THE 2026 SAFETY CONTRACT BETWEEN THE TOWNSHIP OF MANTUA AND THE GLOUCESTER, SALEM, CUMBERLAND COUNTIES MUNICIPAL JOINT INSURANCE FUND AND AUTHORIZING THE SIGNATURES OF THE MANTUA TOWNSHIP SAFETY COMMITTEE AND DEPARTMENTS PARTICIPATING IN THE SAFETY INCENTIVE PROGRAM

Statement:

This Resolution will authorize the Township of Mantua to participate in the 2026 safety program in the Trico JIF.

RESOLUTION R-55-2026: RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF MANTUA AMENDING RESOLUTION R-109-2025 TO CORRECT THE NAME OF THE GRANT TO GCSUD AND AUTHORIZING SUBMISSION OF A STRATEGIC PLAN FOR THE MANTUA HARRISON MUNICIPAL ALLIANCE GRANT FOR 2025-2026

Statement:

This Resolution will amend the submission resolution to reference the grant name of GCSUD for the submission of the strategic plan and indicate for the 2025-2026 funding year.

RESOLUTION R-56-2026: RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF MANTUA AUTHORIZING A GRANT AGREEMENT BETWEEN THE TOWNSHIP OF MANTUA AND THE COUNTY OF GLOUCESTER FOR THE MUNICIPAL ALLIANCE GRANT IN THE AMOUNT OF \$12,000.00

Statement:

This Resolution will authorize the submission of the of the strategic plan for the Municipal Alliance grant for 2026-2027.

- RESOLUTION R-57 -2026: A RESOLUTION OF THE TOWNSHIP COMMITTEE APPOINTING OFFICIAL TOWING COMPANIES IN ACCORDANCE WITH CHAPTER 375, SECTION 8 OF THE CODE OF THE TOWNSHIP OF MANTUA
- Statement:**
This Resolution will authorize Mantua Township to approve L.J. Wurst & Son's to be added as an official towing company as recommended by the Chief of Police.
- RESOLUTION R-58-2026: A RESOLUTION APPOINTING A CLASS 1 SPECIAL LAW ENFORCEMENT OFFICER WITHIN THE MANTUA TOWNSHIP POLICE DEPARTMENT
- Statement:**
This Resolution will appoint Vincent Bristow to the position of Class 1 Special Law Enforcement Officer within the Mantua Township Police Department
- RESOLUTION R-59-2026: RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF MANTUA ENDORSING THE HOMETOWN HEROES BANNER PROGRAM
- Statement:**
This Resolution will endorse and establish the "Hometown Heros Banner Program" in the Township of Mantua.
- RESOLUTION R-60-2026: RESOLUTION REQUESTING PERMISSION FOR THE DEDICATION BY RIDER FOR DONATIONS – HOMETOWN HEROS BANNER SPONSORSHIP REQUIRED BY NJSA 40A: 5-29
- Statement:**
This Resolution will establish a dedicated trust account for the sponsorship funds dedicated to the Hometown Heroes Banner program in the Township of Mantua.
- RESOLUTION R-61-2026: RESOLUTION OF THE TOWNSHIP COMMITTEE AUTHORIZING A REFUND FOR A PAVILION RENTAL IN CHESTNUT BRANCH PARK
- Statement:**
This Resolution will authorize a refund to be made for a pavilion rental fee in the amount of \$120.00.
- RESOLUTION R-62-2026: RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF CANCELLING TAXES FOR A TOTALLY DISABLED VETERAN FOR THE PROPERTY KNOWN AS BLOCK 228 LOT 7151 E. MORRIS AVE, MANTUA, FOR 4th QUARTER, 2025 AND 1ST AND SECOND QUARTER 2026 AND THEREAFTER

Statement:

This Resolution will cancel taxes for a totally disabled veteran.

RESOLUTION R-63-2026:

RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF MANTUA APPOINTING MELISSA GILDEIN AS THE DEPUTY CHIEF FINANCIAL OFFICER FOR THE TOWNSHIP OF MANTUA

Statement:

This Resolution will appoint Melissa Gildein as the Deputy Chief Financial Officer for the Township of Mantua.

RESOLUTION R-64-2026:

RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF MANTUA APPOINTING AN OFFICER IN CHARGE FOR THE MANTUA TOWNSHIP POLICE DEPARTMENT

Statement:

This Resolution will appoint Captain William Murphy as the officer in charge for the Mantua Township Police Department.

RESOLUTION R-65- 2026:

RESOLUTION AUTHORIZING A CLOSED SESSION OF THE TOWNSHIP OF MANTUA PURSUANT TO N.J.S.A 10:4-6 ET SEQ TO DISCUSS PENDING LITIGATION IN THE MATTER OF KRISTA SHIELDS V. MANTUA TOWNSHIP ET AL

Statement:

This Resolution will authorize the Township to enter into closed session to discuss litigation.

Motion to adopt Resolutions R-41-2026 through R-65-2026 _____ **Second** _____

Roll Call Vote: _____ **Mr. Steen**
_____ **Mr. Snyder**
_____ **Mr. Legge**
_____ **Deputy Mayor Lukens**
_____ **Mayor Zimmerman**

Remarks from Township Committee:

Remarks from the Township Administrator:

Approval of the Bill List: **Motion** _____ **Second** _____

Roll Call Vote: _____ **Mr. Steen**
_____ **Mr. Snyder**
_____ **Mr. Legge**
_____ **Deputy Mayor Lukens**
_____ **Mayor Zimmerman**

Adjourn: **Motion** _____ **Second** _____

Announcements:

BILL LIST APPROVAL
February 9, 2026
(Three signatures are required)

Mayor Robert Zimmerman

Deputy Mayor John Legge

Committeewoman Lukens

Committeeman John Steen

Committeeman Snyder

I, Jennica Bileci, Township Clerk, do hereby attest to the signatures above are true and original and apply only to the bill/claims list presented at the meeting held on the date above.

Jennica Bileci, Township Clerk

RESOLUTION R 32-2026

**MANTUA TOWNSHIP
GLOUCESTER COUNTY**

**A RESOLUTION OF THE TOWNSHIP COMMITTEE
OF THE TOWNSHIP OF MANTUA
TO PROVIDE RULES AND REGULATIONS FOR PUBLIC
PARTICIPATION AT TOWNSHIP COMMITTEE MEETINGS**

WHEREAS, under the New Jersey Open Public Meetings Act (Act), N.J.S.A. 10:4-6 *et seq.*, all public meetings are open to the public.

WHEREAS, pursuant to the Act (N.J.S.A. 10:4-12(a)), Township Committee is required to set aside a portion of each public meeting for public comment on issues which may be of concern to the public, the length of which portion to be determined by Township Committee.

WHEREAS, the Township Committee has historically allowed members of the public to address the Committee in order to permit and encourage public participation at such meetings.

WHEREAS, the Township Committee of the Township of Mantua wishes to ensure that all of its citizens have the opportunity to attend Township Committee meetings and offer comment;

WHEREAS, the Committee has determined that the enactment of rules and regulations for the conduct of such meetings and public participation would help clarify the process and encourage the public to participate in Township business.

WHEREAS, the Township Committee of the Township of Mantua highly values the input of its citizens in making important decisions which affect the residents of our community;

NOW, THEREFORE, BE RESOLVED, by the Township Committee of the Township of Mantua, in the County of Gloucester and State of New Jersey, that the following rules shall be applied to all public comment portions of the meeting:

(1) The public is invited to attend and observe all public meetings of the Township Committee. People shall be heard at any public meeting as provided herein.

(2) At any public meeting for which a member of the public has properly requested to address the Committee, such person may address the Committee as to the purpose set forth in the request to speak. After acknowledgment from the mayor, each person to address Committee must state his or her name and residence or business address. Members of the public are limited to a five-minute time limit to address the Committee. The time limit does not apply (1) to persons invited by the Committee to address the respective governing body, or (2) to the extent said person is responding to a question posed by Committee member. The mayor may

restrict or limit the time allotted to a person whose remarks are repetitive or not germane to the matter under consideration by Committee. At meetings with unusually large attendance, the mayor may impose such additional rules or time limitations as are deemed appropriate from time to time based on business before the Committee and the number of persons wishing to speak.

(3) Members of the public are not permitted to ask questions of, or debate with, Committee unless permitted to do so by the Mayor. All remarks shall be addressed to the Committee as a body and not to any member thereof.

(4) No member of the public, or any other person in attendance at a meeting of the Committee, shall engage in any personally offensive or abusive remarks or conduct. No person shall behave in any manner that is unruly, disruptive, or may endanger the health, safety, or welfare of said person or other members of the public or otherwise act in a manner not in compliance with these rules. Any person violating the rules herein is subject to removal from the meeting if he or she refuses to comply after being advised to do so.

(5) Other Rules of Conduct and Decorum for public participation during Committee Meetings for addressing the Mayor and Committee during public hearings on ordinances or resolutions which require public hearings or during the public portion of the Committee Meetings are as follows:

a. All members attending Township Committee Meetings must treat each other; the Mayor and Committee Members; and Township Employees with respect.

b. Shouting out from the audience without being recognized to speak is strictly prohibited.

c. No person shall, at any time, engage in any personally offensive or abusive remarks or behavior to the Mayor, Committee, Township Employees or any other member of the public.

d. No person shall engage in any express or implied speech that involves any other person's race, color, religion, gender, disability, sexual orientation, gender identity or expression, national origin or ethnicity.

e. The Mayor may restrict, limit or prohibit any speech, remarks or questions that are repetitive or not germane to any matter not within the jurisdiction of the Township Committee. The mayor may, at his/her discretion, limit the public portion segment at a particular Committee meeting to thirty (30) minutes.

f. People making public comments may not yield their time to another speaker and each individual is limited to speaking once during a particular public comment period for a period of time not to exceed five (5) minutes.

g. The Chief of Police or such other members of the Police Department as he/she may designate shall be designated as the Sergeant-at-Arms of the Township Committee Meetings. The Sergeant-at-Arms shall carry out all orders and instructions given by the mayor for the purpose of maintaining order and decorum at the Township Committee Meetings and enforcing these rules.

h. The Township Solicitor shall be the Parliamentarian.

i. Meetings shall be conducted in accordance with these Rules and Roberts Rules of Order for items not covered in these regulations.

j. Members of the public who make comments that are germane to an ordinance or resolution that is under consideration or during the public portion of the Committee Meeting for matters which are within the jurisdiction of the Township Committee shall be allowed to do so in an uninterrupted manner unless the member is not adhering to these Rules of Conduct and Decorum.

k. The mayor and Committee reserve the right to answer questions and respond to comments. Again, members of the public are not permitted to ask questions of, or debate with, the Committee unless permitted to do so by the mayor.

l. Again, all remarks shall be addressed to the Committee as a body and not to any member thereof.

THIS RESOLUTION IS DULY ADOPTED at the Regular Meeting of the Township Committee of the Township of Mantua held on the 6th day of January, 2026.