

**Township of Mantua  
Workshop Meeting Agenda  
March 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, Captain Murphy

**Approval of Minutes:** February 9, 2026  
February 9, 2026 – Closed Session

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

**Motion** \_\_\_\_\_ **Second** \_\_\_\_\_

**Presentation:** Joe Henry, Hardenbergh Insurance Group – Safety on the Agenda

**Proclamation:** Honoring Retired Chief Darren White

**Proclamation:** Recognizing Colorectal Cancer Awareness

**Engineering Report:** Jon Bryson, Township Engineer

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

**Police Department Report:** Captain Bill Murphy

**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:  
Adoption

AN ORDINANCE OF THE TOWNSHIP OF MANTUA  
AMENDING, SUPPLEMENTING, AND REVISING CHAPTER 431,  
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 to open to Public:**

Motion \_\_\_\_\_ Second \_\_\_\_\_

**Motion to Close to Public:**

Motion \_\_\_\_\_ Second \_\_\_\_\_

**Motion to Adopt:**

Motion \_\_\_\_\_ Second \_\_\_\_\_

**Roll Call:**

ORDINANCE O-2-2026:  
Adoption

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 to open to Public:**

Motion \_\_\_\_\_ Second \_\_\_\_\_

**Motion to Close to Public:**

Motion \_\_\_\_\_ Second \_\_\_\_\_

**Motion to Adopt:**

Motion \_\_\_\_\_ Second \_\_\_\_\_

**Roll Call:**

ORDINANCE O-3-2026:  
Adoption

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 to open to Public:**

Motion \_\_\_\_\_ Second \_\_\_\_\_

**Motion to Close to Public:**

Motion \_\_\_\_\_ Second \_\_\_\_\_

**Motion to Adopt:** Motion \_\_\_\_\_ Second \_\_\_\_\_

**Roll Call:**

ORDINANCE O-4-2026: AN ORDINANCE OF THE TOWNSHIP OF MANTUA  
Adoption 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 to open to Public:** Motion \_\_\_\_\_ Second \_\_\_\_\_

**Motion to Close to Public:** Motion \_\_\_\_\_ Second \_\_\_\_\_

**Motion to Adopt:** Motion \_\_\_\_\_ Second \_\_\_\_\_

**Roll Call:**

ORDINANCE O-5-2026: AN ORDINANCE REPEALING AND REPLACING SECTION 230-71  
Adoption “MANDATORY AFFORDABLE HOUSING SET ASIDE REQUIREMENTS”

**Statement:**

The purpose of this ordinance to require certain development projects proposed within the Township to set aside 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 to open to Public:** Motion \_\_\_\_\_ Second \_\_\_\_\_

**Motion to Close to Public:** Motion \_\_\_\_\_ Second \_\_\_\_\_

**Motion to Adopt:** Motion \_\_\_\_\_ Second \_\_\_\_\_

**Roll Call:**

ORDINANCE O-6-2026: ORDINANCE OF THE TOWNSHIP OF MANTUA, COUNTY OF  
Adoption 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 town homes and includes a separate 100% affordable housing component.

**Motion to open to Public:** Motion \_\_\_\_\_ Second \_\_\_\_\_

**Motion to Close to Public:** Motion \_\_\_\_\_ Second \_\_\_\_\_

**Motion to Adopt:** Motion \_\_\_\_\_ Second \_\_\_\_\_

**Roll Call:**

ORDINANCE O-7-2026:  
Adoption

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 to open to Public:** Motion \_\_\_\_\_ Second \_\_\_\_\_

**Motion to Close to Public:** Motion \_\_\_\_\_ Second \_\_\_\_\_

**Motion to Adopt:** Motion \_\_\_\_\_ Second \_\_\_\_\_

**Roll Call:**

ORDINANCE O-8-2026:  
Adoption

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 to open to Public:** Motion \_\_\_\_\_ Second \_\_\_\_\_

**Motion to Close to Public:** Motion \_\_\_\_\_ Second \_\_\_\_\_

**Motion to Adopt:** Motion \_\_\_\_\_ Second \_\_\_\_\_

**Roll Call:**

*Resolution No. 66-2026 – 82-2026 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-66-2026: A RESOLUTION APPROVING AN AGREEMENT BETWEEN THE TOWNSHIP OF MANTUA AND SCHAEFFER PYROTECHNICS FOR A FIREWORKS DISPLAY TO OCCUR AT POLICE NIGHT OUT AND AT THE MANTUA TOWNSHIP WINTER FESTIVAL EVENT

**Statement:**

This Resolution will authorize a contract with Schaeffer Pyrotechnics to perform the fireworks show at the Police Night Out on September 17, 2026, and the Winter Festival on December 3, 2026.

RESOLUTION R-67-2026: RESOLUTION OF THE TOWNSHIP OF MANTUA DELEGATING THE AUTHORITY TO AWARD “WINDOW CONTRACTS” TO THE QPA

**Statement:**

This Resolution will authorize the Township’s QPA to award having an anticipated value in excess of \$17,500 but below the \$53,000 bid threshold.

RESOLUTION R- 68-2026: A RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF MANTUA APPROVING CHANGE ORDER NO. 1 –FOR THE PROJECT KNOWN AS FY 2024 NJDOT MUNICIPAL AID PROGRAM RESURFACING OF MCCARTHY AVENUE

**Statement:**

This Resolution will approve a revised Change Order No. 1 which decreases the contract for the project known as Resurfacing of McCarthy Avenue in the amount of \$21,190.53.

RESOLUTION R-69-2026: A RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF MANTUA APPROVING CHANGE ORDER NO. 1 –FOR THE PROJECT KNOWN AS RECONSTRUCTION OF WEST MONMOUTH AVENUE

**Statement:**

This Resolution will approve a revised Change Order No. 1 which increases the contract for the project known as Reconstruction of West Monmouth Avenue in the amount of \$1,351.74.

RESOLUTION R-70-2026: A RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF MANTUA AUTHORIZING TAX REFUNDS

**Statement:**

This Resolution will authorize refunds for tax overpayments for various reasons.

RESOLUTION R-71 -2026: RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF MANTUA CANCELLING TAXES FOR TOTALLY DISABLED VETERANS

**Statement:**

This Resolution will authorize the cancellation of taxes for totally disabled veterans.

RESOLUTION R-72-2026:

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-73-2026:

A RESOLUTION OF THE TOWNSHIP COMMITTEE APPOINTING CHRIS SCHANBACHER AS AN ALTERNATE IV TO THE MANTUA TOWNSHIP LAND USE BOARD

**Statement:**

This Resolution will appoint Chris Schanbacher to the Mantua Township Land Use Board as a result of a vacancy on the Board.

RESOLUTION R-74 -2026:

A RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF MANTUA AUTHORIZING THE REFUND OF A PROFESSIONAL ESCROW TO BIOENERGY IN THE AMOUNT OF \$708.13.

**Statement:**

This Resolution will refund a professional escrow for Bioenergy in the amount of \$708.13 for a project within the Township that is no longer active.

RESOLUTION R-75-2026:

RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF MANTUA TO MAKE CERTAIN BUDGET TRANSFERS BETWEEN APPROPRIATION RESERVES PURSUANT TO N.J.S.A. 40A:4-58

**Statement:**

This Resolution will authorize transfer between various line items in the budget.

RESOLUTION R -76-2026:

RESOLUTION OF THE TOWNSHIP COMMITTEE AUTHORIZING THE PURCHASE OF ONE (1) 2015 FORD EXP. VEHICLE FOR THE MANTUA TOWNSHIP POLICE DEPARTMENT IN THE TOTAL AMOUNT OF \$12,000.00, FROM WEST DEPTFORD TOWNSHIP

**Statement:**

This Resolution will authorize the Police Department to purchase a 2015 Ford Exp. From West Deptford Township in the amount of \$12,000.00.

RESOLUTION R-77-2026:

RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF MANTUA AUTHORIZING AN AGREEMENT WITH BRYSON & YATES FOR PROFESSIONAL ENGINEERING AND

DESIGN SERVICES FOR THE RESURFACING OF LINDEN AVENUE – PHASE 1 AND 2

**Statement:**

This Resolution will authorize engineering services for the project known as resurfacing of Linden Ave.

RESOLUTION R-78-2026:

RESOLUTION ADOPTING THE SPENDING PLAN PURSUANT TO FOURTH ROUND AFFORDABLE HOUSING COMPLIANCE

**Statement:**

This Resolution authorized the Township to adopt the spending plan in accordance with the 4<sup>th</sup> round affordable housing obligation.

RESOLUTION R-79-2026:

RESOLUTION ENDORSING THE AMENDED FOURTH ROUND HOUSING ELEMENT AND FAIR SHARE PLAN

**Statement:**

This Resolution endorses the Amended Housing Element Fair Share Plan that was adopted by the Land Use Board as an amendment to the Township's Master Plan.

RESOLUTION R-80-2026:

RESOLUTION ADOPTING THE AFFIRMATIVE MARKETING MANUAL PURSUANT TO FOURTH ROUND AFFORDABLE HOUSING COMPLIANCE

**Statement:**

This Resolution adopts an Affirmative Marketing Plan to ensure that all affordable housing units created, including those created by the HEFSP, are affirmatively marketed to very low, low and moderate income households, particularly those living and/or working within Housing Region 5.

RESOLUTION R-81-2026:

RESOLUTION AUTHORIZING THE IMPLEMENTATION OF AN AFFORDABILITY ASSISTANCE PROGRAM AND ADOPTION OF THE AFFORDABILITY ASSISTANCE MANUAL

**Statement:**

This Resolution adopts and approves the Affordability Assistance Manual.

RESOLUTION R-82-2026:

RESOLUTION ADOPTING THE REHABILITATION MANUAL PURSUANT TO FOURTH ROUND AFFORDABLE HOUSING COMPLIANCE

**Statement:**

This Resolution approves a rehabilitation program which is intended to address rehabilitating housing owned or rented by low and moderate-income households.

**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**  
**March 9, 2026**  
**(Three signatures are required)**

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\_\_\_\_\_  
**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 6<sup>th</sup> day of January, 2026.