

A G E N D A
MANTUA TOWNSHIP MUNICIPAL LAND USE BOARD
SEPTEMBER 15, 2026 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 5, 2026, by posting notice on the official bulletin board of the Township on January 5, 2026 and by posting notice to the Mantua Township's Website (P.L. 2025 c.072).

PLEDGE OF ALLEGIANCE

ROLL CALL: Dr. Kerry Berenato, Mr. Glenn deMers, Mr. John Legge, Mrs. Eileen Lukens, Mr. Marc Moscatelli, Mr. Nelson Moyer, Mr. Greg Shast, Mr. Bill Wilkinson, Ms. O'Neil (1st Alternate), Mr. Steve Rainier (2nd Alternate), Mr. Kevin Moore (3rd Alternate), Mr. Shanbacher (4th Alternate)

SWEAR IN BOARD PROFESSIONALS

APPROVAL OF

PREVIOUS MINUTES: August 18, 2026

OLD APPLICATIONS:

NEW APPLICATIONS:

Application 2026-013

Richard Horner

760 Heritage Rd, Block 5, Lot 10.02, Tax Map 3, Zone AR

Action Requested: The applicant is seeking a bulk variance approval to construct a 45-foot by 56-foot (2,520 square-foot) pole barn on a 5.89 acre property in the Agricultural Residential (AR) Zone. The applicant requests 25 feet of side yard setback relief, where 30 feet is required pursuant to Chapter 230-46.J. The applicant also seeks variance relief from the maximum permitted accessory size of 2,500 square feet, as required by Chapter 230-46.J, to permit a 2,520 square foot accessory structure. And any other necessary waivers or variances that the Board or Board Professionals deem necessary.

Application 2026-019

Brett O'Malley

420 Barnsboro Rd, Block 265, Lot 13.01, Tax Map 48, Zone AR

Action Requested: The applicant is seeking a bulk variance approval to construct a 36-foot by 60-foot (2,160 square-foot) pole barn with a 10-foot by 36-foot (360 square-foot) overhang on a 5.89 acre property in the Agricultural Residential (AR) Zone. The applicant requests 10 feet of side yard setback relief, where 30 feet is required pursuant to Chapter 230-46.J. The applicant also seeks variance relief from the maximum permitted accessory size of 2,500 square feet, as required by Chapter 230-46.J, to permit a 2,520 square foot accessory structure. And any other necessary waivers or variances that the Board or Board Professionals deem necessary.

September 15, 2026 Land Use Board Agenda Continued:

Application 2026-020

Lauletta Birnbaum LLC

591 Mantua Blvd, Suite 200, Block 172, Lot 7, Tax Map 34, Zone LI

Action Requested: Applicant is seeking a “c” bulk variance pursuant to N.J.S.A. 40:55D-70c(2) to permit an internally illuminated LED sign on the East side of the building, approximately 3’6”x 32’9” in size, with a total sign area of 80.43 square feet. And any other necessary waivers or variances that the Board or Board Professionals deem necessary.

Application 2026-021

Nest International Inc

591 Mantua Blvd, Suite 101, Block 172, Lot 7, Tax Map 34, Zone LI

Action Requested: Applicant is seeking a “c” bulk variance pursuant to N.J.S.A. 40:55D-70c(2) to permit an internally illuminated LED sign on the East side of the building, approximately 31 ¼ x 176 in size, with a total sign area of approximately 80.2 square feet. And any other necessary waivers or variances that the Board or Board Professionals deem necessary.

Application 2026-016

Royal Oaks LIHTC, LLC

Jackson Rd, Block 37, Lot 6, Tax Map 10, Zone PRC

Action Requested: The applicant is seeking for Major Site Plan Approval to construct 1,595 square-foot community building, parking lot modifications, installation of a tot lot, reconstruction of the dumpster enclosures, and interior renovations to all 46 residential units. The applicants is also requesting any other variances, waivers, additional exceptions, sign variances, design waivers, de minimis exceptions, modifications of conditions of prior approvals, continuation of any preexisting non-conforming conditions, other approvals reflected on the plans (as same may be further amended or revised from time to time without further notice) as may be determined to be necessary during the review and processing of the application.

CORRESPONDENCE: None

RESOLUTIONS: None

PUBLIC COMMENT

ADJOURNMENT

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