

A G E N D A
MANTUA TOWNSHIP MUNICIPAL LAND USE BOARD
OCTOBER 20, 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. Augusta 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: September 15, 2026

OLD APPLICATIONS: None

NEW APPLICATIONS:

Application 2026-029

Edelman Fossil Park and Museum of Rowan University
66 Million Mosasaur Way, Block 242, Lot 7, Tax Map 41, Zone
Action Requested: Courtesy Plan Review for a proposed parking lot containing approximately 141 parking spaces on Block 242, Lot 7. The proposed parking lot will include associated landscaping and hardscape improvements. The site is bounded by the existing fossil quarry to the north, a wooded area to the east, Million Mosasaur Way (County Route 676) to the south, and the existing fossil park parking lot to the west.

Application 2026-022

Prendilo, LLC
581 Main St, Block 158.07, Lot 22.02, Tax Map 30, Zone R-22
Action Requested: The applicant is seeking Minor Subdivision Approval for the purpose of creating three lots, identified as Lots 22.04, 22.05, and 22.06, along with the creation of a permanent easement for ingress and egress. The applicant is requesting the following variances: Minimum Lot Area: 43,560 square feet is required. Lot 22.04 proposes 28,505.41 square feet; Lot 22.05 proposes 28,129.51 square feet; and Lot 22.06 proposes 28,724.92 square feet. Minimum Street Frontage: 150 feet is required. Lot 22.04 proposes 175 feet; Lots 22.05 and 22.06 propose zero feet of street frontage. Minimum Lot Depth: 200 feet is required. Lot 22.04 proposes 192.06 feet; Lot 22.05 proposes 137.06 feet; and Lot 22.06 proposes 121.33 feet. Minimum Front Yard Setback: 60 feet is required. Lot 22.04 proposes 22.9 feet; Lots 22.05 and 22.06 propose 30 feet. Minimum Rear

October 20, 2026 Land Use Board Agenda Continued:

Yard Setback: 75 feet is required. Lot 22.04 proposes 98 feet; Lots 22.05 and 22.06 propose 30 feet. Minimum Side Yard Setback: 30 feet is required. Lot 22.04 proposes 28.9 feet. Lots 22.05 and 22.06 comply with the required side yard setback. The applicant is also requesting any and all other variances and/or waivers that may be necessary or required in connection with this application.

Application 2026-012

Barber Partners

595 Mantua Blvd, Block 172, Lot 6.07 & 7.02, Tax Map 34, Zone LI

Action Requested: Use Variance approval to develop property with a 351, 827 SF cold storage warehouse. Since the warehouses of the type proposed are not a permitted use in the LI zone, the Applicant is seeking a D(1) variance. In addition, the applicant is seeking a D(6) variance for a building height of 58 feet whereas 40 feet is allowed. Please note Applicant is only applying for D variance approval at this time. In the event the Board approves the Application, Applicant will subsequently file an application for preliminary and final major site plan approval.

CORRESPONDENCE: None

RESOLUTIONS: 2026-27 Richard Horner, 760 Heritage Rd
2026-28 Brett O'Malley, 420 Barnsboro Rd
2026-29 Lauletta Birnbaum LLC, 591 Mantua Blvd, Suite 200
2026-30 Nest International Inc, 591 Mantua Blvd, Suite 101
2026-31 Royal Oaks LIHTC, LLC, Jackson 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.