

**Minutes
Stafford Township Planning Board
Regular Meeting
Municipal Building
260 E. Bay Avenue
Wednesday, February 12, 2020
7:00P.M.**

*** THE PLANNING BOARD WILL NOT REVIEW ANY NEW APPLICATIONS AFTER 11:00PM***

Please note the fire exits.

Salute to the Flag:

OPEN PUBLIC MEETING ACT:

This meeting complies with the Open Public Meeting Act by publishing a resolution in the Times Beacon, Asbury Park Press and the Press of Atlantic City and posting same on the municipal bulletin board.

This meeting is a judicial proceeding. Any questions or comments must be limited to issues that are relevant to what the board may legally consider in reaching a decision and decorum appropriate to a judicial hearing must be maintained at all time.

Roll Call:

Ms. Marie –Elena Sodeikes, - Chairperson -	PRESENT
Mr. Thomas Kuenzler, - Vice - Chairperson -	PRESENT
Mr. Matthew von der Hayden - Class II-	PRESENT
Mr. Joseph Kosa -	ABSENT
Ms. Jeanine Sciglitano -	PRESENT
Mr. Leonard Wilson –	PRESENT
Mayor Gregory E. Myhre -	PRESENT
Councilman Thomas Steadman - Class III -	PRESENT
Ms. Sherry Roth –	ABSENT
Mr. Frank DiRocco, Jr. – Alternate I -	ABSENT
Mr. Jason Hayden – Alternate II –	ABSENT

Professionals:

Joseph Coronato, Jr., Board Attorney - Present
Robert M. Mannix III, Board Engineer, Maser Consulting - Present
MaryAnne Keseday, Court Reporter - Present
Ernest J. Peters, Jr, Conflict Engineer, Remington & Vernick - Present

Stafford Township Planning Board
Regular Meeting
Minutes, February 12, 2020

Carry-over Applications:

- 1. Mel – John Developers, LLC**
Application #P19-10
Blk 230 Lot 11
P/F Minor Subdivision
(Parker St. & Stafford Ave.)

The above referenced application was carried to the February 12, 2020 meeting, for public hearing, waiving the time in which the board has to act. The applicant will re - notice.

SEE LETTER DATED FEBRUARY 7, 2020 REQUESTING TO CARRY TO A DATE TO BE DETERMINED IN LATE APRIL/EARLY MAY. APPLICANT WILL RENOTICE TO THE PUBLIC WHEN A NEW HEARING DATE IS DETERMINED.

Motion: Mr. Steadman Second: Mr. Wilson To carry to a date in late
April/Early May, applicant will re-notice

RCV: Sciglitano – yes Wilson – yes Kuenzler – yes Steadman – yes
Myhre – yes von der Hayden – yes Sodeikes – yes

Applications for Public Hearing:

The following application is continuation of the public hearing from the January 22, 2020 meeting. Sodeikes, Kuenzler, von her Hayden, Sciglitano, Wilson Myhre, Steadman, Roth and DiRocco were present for the January 22, 2020 meeting. Kosa and Hayden were absent.

There was no public comment at the January 22, 2020 meeting.

- 1. DaVita Kidney Care d/b/a DaVita**
Application #P19-14
Blk 77 Lot 1.20
P/F Minor Site Plan
(601 Washington Ave.)

Representatives:

Lawrence Calli, Esq., Firm of Calli Law
William Lane, Engineer, Menlo Engineering

Stafford Township Planning Board
Regular Meeting
Minutes, February 12, 2020

Exhibits:

A-1 – Alternate site plan with 7 parking spaces
A-2 - Alternate site plan with 5 parking spaces

Mr. Lane spoke of new exhibits, applicant prefers exhibit A-1 with 7 spaces if the Landlord will allow it.

Heidi Michel, Fire Official for Stafford Township, was present and sworn in. She and Officer Pascale discussed the changes and agree they are an improvement, they just asked to add more signage along the storefront side, examples include no standing/stopping, fire lane, etc.

Mr. Calli said they will follow the code and speak with the police department before any and all signs are placed.

Open Public Mtg. Aif: aye seeing none
Close Public Mtg. Aif: aye

Motion: Mr. Kuenzler Second: Sciglitano To: Approve the application with the elimination of drop off zone out front and utilizing a configuration of existing parking spots as shown in exhibit A-1 or A-2.

RCV: Sciglitano – yes Wilson – yes Kuenzler – yes Steadman – yes Myhre – yes
von der Hayden – yes Sodeikes – yes

- 1. Chipotle Mexican Grill, Inc.**
Application #P19-15
Blk 86 Lot 2.03
Amended P/F Major Site Plan
(451 Martin Truex, Jr. Blvd.)

Representatives:

Cheryl Lynn Walters-Nehmad Perillo Davis & Goldstein, P.C. Applicant attorney
Tiffany Morrisey - Professional Planner
Steven Bagge - Engineer of Record
Timothy Olsen – Broadway National – contractor putting up sign
Jeremy Zerbe, employed by Chiptole, explained the mobile app

Applicant is asking for changes to previously approved sign package.

Stafford Township Planning Board
Regular Meeting
Minutes, February 12, 2020

Exhibits: A-1 combination of sheets 3 and 4 of plan set
A-2 Sheet 5 of plan set

Mr Bagge explained a few minor changes to include a small awning overtop the drive through window, the wall sign out front, a rear sign, a sign on the side and the directory menu pickup sign.

Mr. Mannix makes comments on his review letter. Request when a motion is made to include granting those waivers as stated in his letter.

Ms. Walters confirmed and explained those waivers.

Ms. Sodiekas opened to the public Aif: aye

Mr. Kuenzler made the motion to approve the application with variances and waivers as set forth in the Maser Consulting letter dated December 11, 2019 with the corrections to the square footage testimony at tonight hearing be on the record.

Motion: Mr. Kuenzler Second: Mr. Steadman To: Approve

RCV: Scigitano – yes Wilson – yes Kuenzler – yes Steadman – yes
Myhre – yes von der Hayden – yes Sodeikes – yes

Applications for Caucus;

- 1. KBL Development, LLC**
Application #P16-10A
Blk 146 Lot 28.02
Amended P/F Major Site Plan
(329 East Bay Ave.,)

A motion was made by Mr. Steadman to have Mr. Coronato send a letter requesting this be listed to a public hearing.

Motion: Mr. Steadman Second: Mr. Kuenzler To: Aif: aye

Representatives:

Stafford Township Planning Board
Regular Meeting
Minutes, February 12, 2020

Minutes for Approval:

January 22, 2020 Regular Mtg:

Kosa and Hayden were absent.

Motion:	Second:	To: Approve
RCV: Sciglitano – yes Steadman – yes Sodeikes – yes	Wilson – yes Myhre – yes	Kuenzler – yes von der Hayden – yes

Voucher Resolution:

Voucher list attached:

Motion: Mr. Kuenzler	Second: Mr. Wilson	To: Approve
RCV: Sciglitano – yes Myhre – yes Hayden – yes	Wilson – yes von der Hayden – yes Sodeikes – yes	Kuenzler – yes Steadman – yes DiRocco – yes

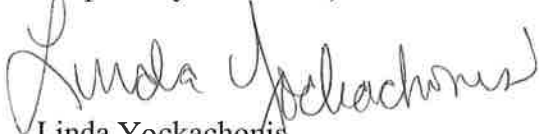
The next meeting of the Stafford Township Planning Board will be held on Wednesday, February 26, 2020 at 7:00PM.

Adjournment:

Time: 8:35 p.m.

Motion: Ms. Sciglitano	Second: Mr. Wilson
Aif: aye	

Respectfully Submitted,


Linda Yockachonis
Deputy Planning Board Secretary