

**Minutes
Stafford Township Planning Board
Regular Meeting
Municipal Building
260 E. Bay Avenue
Wednesday, March 11, 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: 7:05PM**

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 -	Absent
Mr. Matthew von der Hayden - Class II-	Present
Mr. Joseph Kosa -	Present
Ms. Jeanine Sciglitano -	Present
Mr. Leonard Wilson –	Present
Mayor Gregory E. Myhre -	Present
Councilman Thomas Steadman - Class III -	Present
Ms. Sherry Roth –	Present
Mr. Frank Di Rocco, Jr. – Alternate I -	Present
Mr. Jason Hayden – Alternate II –	Absent

Professionals:

Joseph Coronato, Sr., Board Attorney - *Present*
Robert M. Mannix III, Board Engineer, Maser Consulting - *Present*
MaryAnne Keseday, Court Reporter – *Present*

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 previously carried to an unspecified date in late April, early May for public hearing. The applicant will re - notice.

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

See letter dated February 26, 2020, from Katharine M. Shackleton, Attorney for applicant, requesting to carry the above referenced application until the March 11, 2020 meeting for caucus. To date the applicant has not submitted the required plans to the board engineer.

Motion: Wilson
Aif: Aye

Second: Sciglitano

To: Deem Incomplete

- 3. The Landings at Manahawkin, LLC**
Application #P03-41AAAA
Blk 77 Lot 1.10
Amended P/F Major Site Plan
(101 Ethan Blvd.)

The above referenced application was previously deemed incomplete at the February 26, 2020 meeting.

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4. Highland Development Ventures, LLC

Application #P20-01

Blk 137 Lot 1, 2, & 6

P/F Major Site Plan

(465 -475 South Main St.)

The above referenced application was previously deemed incomplete at the February 26, 2020 meeting.

Courtesy Review – Non Binding:

1. County of Ocean

South Main St. (Ocean County Service Center)

“County Library in Stafford Township”

Ocean County Administrator Carl Block, gave a presentation to the Planning Board for a courtesy review for a proposed Stafford Library at the old St. Mary’s Parish Center site, which the County has owned since 2007. Currently there is state funding available which must be applied for by April 6. Mr. Block presented a concept design, to see if the town is on board with this preliminary design, which may require a CAFRA permit. If the final plans and the CAFRA Permit deviate substantially from the preliminary plan, they would come back before board. A cost analysis does not warrant renovating or expanding the existing library building as well as it having adjacent constraints. The current library is approximately 13,000 sqft, and the new library will be approximately between 20,000 and 22,000 sqft. There will be access to community rooms, internet and providing a campus atmosphere adjoining other county buildings on the site. The award for the grant is scheduled for the fall. Susan Quinn, the Head Librarian for Ocean County, explained that Stafford is the hub of Southern Ocean County and currently the existing library cannot accommodate the residents of Stafford and the surrounding communities. The design allows for meeting space to be used after hours for groups and this area is cutoff from the library. Henry J. Mancini, explained that this has been in planning stage for over a dozen years. It will be state of the art and they will review the hours of operation if needed. Mr. Yezzi, explained this would become a community center because of all the services currently on the site. There is a proposed garden area, children’s area, a teen center on the second floor, a quiet area on first floor as well as support staff. Susan Quinn explained currently the collection of books and materials is 45,000; the new library will have a collection of 85, 000 in books and materials.

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A motion was made by Wilson and seconded by Roth to recommend the library project.
Aif: Aye

Representatives:

Carl Block, Ocean County Administrator
Susan Quinn, Head Librarian, Ocean County
Massimo Yezzi, Architect, Yezzi Associates
Henry J. Mancini, Past Chairman and current Ocean County Library Commission member

Applications for Final:

1. Walters – Cornerstone Development LLC

Application #P17-01F

Blk 120.20 Lot 43.01

Final Major Site Plan – Phase 2

(200 Back Rd.)

Motion: Roth

Second: Wilson

To: Open Public Mtg. Aif: Aye

Motion: Roth

Second: Sciglitano

To: Close Public Mtg. Aif: Aye

Motion: Roth

Second: Di Rocco

To: Approve with conditions

RCV: Roth - Yes

Kosa – Yes

Sciglitano – Yes

Wilson – Yes

Kuenzler – Absent

Steadman – Yes

Myhre – Yes

von der Hayden – Yes

Di Rocco – Yes

Hayden – Absent

Sodeikes – Yes

Exhibits:

A-1, Plan Rendering of the Manahawkin Apartments, prepared by Jonathan Alderson, Landscape Architects, dated 4/4/17.

Representatives:

Laura D'Alessandro, Attorney, Delduca Law Firm
Steven Bagge, Engineer, K-2 Engineering

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Minutes for Approval:

February 26, 2020 Regular Mtg:
Kosa, Roth, and Hayden were absent.

Motion: von der Hayden Second: Wilson To: Approve

RCV: Sciglitano – Yes Wilson – Yes Kuenzler – Absent Steadman – Yes
Myhre – Yes von der Hayden – Yes Di Rocco – Yes Sodeikes – Yes

Voucher Resolution:
Voucher list attached:

Motion: Roth Second: Sciglitano To: Approve

RCV: Roth – Yes Kosa – Yes Sciglitano – Yes Wilson – Yes
Kuenzler – Absent Steadman – Yes Myhre – Yes von der Hayden – Yes
DiRocco – Yes Hayden – Absent Sodeikes – Yes

Discussions:

The next meeting of the Stafford Township Planning Board will be held on Wednesday, March 25, 2020 at 7:00PM.

Adjournment: **Time: 8:10PM**
Motion: Sciglitano Second: Steadman
Aif: Aye

Respectfully Submitted,

Annemarie Sillitoe, Secretary