

**Minutes**  
**Stafford Township Planning Board**  
**Regular Meeting**  
*Telephonic*  
**Municipal Building**  
**260 E. Bay Avenue**  
**Wednesday, April 22, 2020**  
**12:00 – Noon**

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

*All members phoned in to the meeting.*

**Please note the fire exits.**

**Salute to the Flag: 12:00 – Noon**

**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:**

<b>Ms. Marie –Elena Sodeikes, - Chairperson -</b>	Present
<b>Mr. Thomas Kuenzler, - Vice - Chairperson -</b>	Present
<b>Mr. Matthew von der Hayden - Class II-</b>	Present
<b>Mr. Joseph Kosa -</b>	Absent
<b>Ms. Jeanine Sciglitano -</b>	Present
<b>Mr. Leonard Wilson –</b>	Present
<b>Mayor Gregory E. Myhre -</b>	Present
<b>Councilman Thomas Steadman - Class III -</b>	Present
<b>Ms. Sherry Roth –</b>	Present
<b>Mr. Frank Di Rocco, Jr. – Alternate I -</b>	Present
<b>Mr. Jason Hayden – Alternate II –</b>	Absent

**Professionals:**

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

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**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.,)

*The above referenced application was previously deemed incomplete at the March 11, 2020 meeting.*

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.*

4. **Highland Development Ventures, LLC**  
**Application #P20-01**  
Blk 137 Lot 1, 2, & 6  
P/F Major Site Plan  
(465 -475 South Main St.)

*A recommendation has been made by the Board Engineer, Robert Mannix to deem the above application complete.*

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Motion: Kuenzler  
24, 2020 meeting  
Aif: Aye

Second: Wilson

To: List on the June

**Resolutions:**

- 1. Walters – Cornerstone Development LLC – Res. 2020- 11**  
**Application #P17-01F**  
Blk 120.20 Lot 43.01  
Final Major Site Plan – Phase 2  
(200 Back Rd.)

Motion: Kuenzler

Second: Sciglitano

To: Approve

RCV: Roth - Yes  
Steadman – Yes  
Sodeikes – Yes

Kosa – Absent  
Myhre – Yes

Sciglitano – Yes  
Wilson – Yes  
von der Hayden – Yes  
Di Rocco – Yes

**Discussions:**

- 1. DaVita Kidney Care d/b/a DaVita – Res. 2020-09**  
**Application #P19-14**  
Blk 77 Lot 1.20  
P/F Minor Site Plan  
(601 Washington Ave.)

Joseph Coronato explained to the board an issue that has come about regarding the parking spaces associated with the above referenced application. As per the applicant’s attorney, the property owner can only allow six of the seven parking spaces, (two handicap and four designated spaces) that were delineated with the application due to handicap parking. The applicant will be coming back to amend the application.

Motion: Kuenzler

Second: Roth

To: Accept the amendment

RCV: Roth – Yes  
Kuenzler – Yes  
Di Rocco – Yes

Kosa – Absent  
Steadman – Yes  
Hayden – Absent

Sciglitano – Yes  
Myhre – Yes  
Sodeikes – Yes  
Wilson – Yes  
von der Hayden – Yes

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**Minutes for Approval:**

March 11, 2020 Regular Mtg:

Kuenzler and Hayden were absent.

Motion: Sciglitano

Second: von der Hayden

To: Approve

RCV: Roth – Abstain	Kosa – Absent	Sciglitano – Yes	Wilson – Yes	Steadman – Yes
Myhre – Yes	von der Hayden – Yes	Di Rocco – Yes	Sodeikes – Yes	

**Voucher Resolution:**

**Voucher list attached:**

Motion: Wilson

Second: Kuenzler

To: Approve

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

*Joseph Coronato, board attorney, informed the members that the Governors ruling extends to May 15, 2020, that being, the board would have to have a telephonic meeting on May 13, 2020 as well. Administrator von der Hayden said he is looking into other options, specifically Web-Ex. A poll was taken and all members have capability of participating in a Web- Ex meeting.*

*The board members and administrator wished the secretary well on her retirement.*

**Discussions:**

*The next meeting of the Stafford Township Planning Board will be held on Wednesday, May 13, 2020 at 12:00 Noon via Web Ex.*

**Adjournment:**

**Time: 12:16PM**

Motion: Roth

Second: Sciglitano

Aif: Aye

Respectfully Submitted,

Annemarie Sillitoe, Secretary

