

**Minutes**  
**Stafford Township Planning Board**  
**Regular Meeting**  
**Municipal Building**  
**260 E. Bay Avenue**  
**Wednesday, June 24, 2020     7:00 P.M.**

**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:**

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

**Professionals:**

Joseph Coronato, Sr., Board Attorney -	<b>PRESENT</b>
Robert M. Mannix III, Board Engineer, Maser Consulting -	<b>PRESENT</b>
MaryAnne Keseday, Court Reporter -	<b>PRESENT</b>
John LeCompte – Remington and Vernick -	<b>PRESENT</b>

**Resolutions of Approval:**

No resolutions to approve

**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.*

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

*Joe Coronato explained he spoke with the applicants attorney and they will submit new plans to the Board Engineer, this application can be removed from future agendas until new plans are submitted and the Board engineer deems it complete to be placed on a public hearing.*

**Administrative Matters:**

1. **Deep Rooted Homes, LLC**  
**Application P20-03**  
Block 44.110 Lot 10  
Minor Subdivision  
(210 Mermaid Drive)

*A recommendation has been made by the Board Engineer, Robert Mannix to deem the above application not complete, more information is needed See letter dated June 12, 2020. This will be placed on the next board meeting for completeness review.*

Motion: Kuenzler                      Second: Kosa                      To: carry to next meeting  
Aif: aye

2. **Independence Center, LLC**  
**Application #P20-04**  
Block 57 Lot 12  
P/F Major Site Plan      (340 North Main Street)

See letter from applicants Engineer, Bruce Jacobs dated June 22, 2020, requesting that the board hold off from having a public hearing at this time due to the applicant revising the plans.

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*A recommendation has been made by the Board Engineer, Robert Mannix to deem the above application complete/not complete See letter dated*

Motion: Second: To: List on the meeting

Aif:

3. **Manahawkin 2015, LLC**  
**Application P20-05**  
Block 77, Lot 1.3,1.04,1.06,1.20  
Numerous sign variances, from previous site plan  
(Washington Ave. and Doc Cramer Blvd)

*A recommendation has been made by the Board Engineer, Alan Dittenhofer to deem the above application complete See letter dated June 18, 2020*

Motion: Kuenzler Second: Wilson To: List on the August 12, 2020 meeting  
Aif: aye

**Applications for Public Hearing:**

1. **McDonald's Corporation**  
**757 New Jersey State Highway Route 72**  
Block 77, Lot Part of 1.03  
P/F Major Site Plan

The Applicant is proposing an addition of a side-by-side drive thru and a building expansion to the existing McDonald's Restaurant. Other improvements include façade renovations, lighting, landscaping, new parking area, new pedestrian access and a new driveway access to existing roadway.

**Representative:** Scott Lippert, Pashman Stein Walder Hayden, P.C. Applicants attorney  
Martin Swaggard from Core States Group, Applicants engineer  
Michael Pessolano – Planner  
David Shropshire – Engineer and planner, spoke of traffic

Mr. Swaggard was sworn in and the Board accepted his credential.

Spoke of the site and the existing conditions, hours of operation, employees, lighting, drainage, etc. he also explained the proposal for the improvements, signs and the drive through.

The board was concerned about the seating inside and parking being taken away, Mr. Swaggard explained about 70% of customers use the drive-thru. They are also looking to improve the site circulation by adding a driveway directly across from Washington avenue and to make sure the parking is ada compliant, its present condition is not, Mr. Swaggard explained the proposals.

**Open to the public** - seeing none Mr. Shropshire was sworn in and Board accepted his credentials

**Open to the public** - seeing none

Mr. Pessolano – was sworn in and Board accepted his credentials

**Open to the public** – seeing none

**Exhibits** – A-1, 25 pages of site plan, last revised 6/8/2020 all submitted to the board also.

A-2 – Aerial photo of site

A-3 – 4 graph photos of the existing conditions of the McDonalds building taken by a Core State employee a couple years ago.

**Motion:** Mr. Kuenzler      **Second:** Ms. Roth      **Approve the application w/ conditions**

**RCV:** Roth - yes ;Kosa - yes ;Wilson - yes ;Sciglitano - yes ;Myhre - yes ;Steadman - yes  
von der Hayden - yes ;Kuenzler - yes ;Sodiekas - yes ;

**2. Highland Development Ventures, LLC**  
**465-475 South Main Street**  
Block 137 Lot 1,2 and 6  
P/F Major Site Plan

The applicant proposes to construct a 3 story building to operate a self-storage facility.

**Representative:** Arnold Lankin, Esq – Attorney for applicant  
Adam Hird – Principal Managing Partner  
Robert Freud, P.E. , licensed Planner with Dynamic Engineering

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Mr. Hird spoke of the nature of the business, the traffic, employees and size of rooms.

Mr. Freud, explained the building, parking, drainage, stormwater, lighting, landscaping and signs.

Mr. Mannix went over his review letter.

The Board was concerned with the maneuvering of trucks/trailers in rear of building and would like to see sidewalks and pictures of trees being planted on the landscape plan.

They also request the Police and Fire to review the plans.

**Exhibits** A-1, rendering of proposes 2 story building  
A-2, aerial view color rendering of proposed  
A-3, aerial view of property unchanged taken in 2015.

**Open to the Public:** seeing none

Motion: Mr. Kuenzler                      Second: Ms. Roth                      Carry the application to July 8, 2020  
no further notice is required

**RCV:** Roth - yes ;Kosa - yes ;Wilson - yes ;Sciglitano - yes ;Myhre - yes ;Steadman - yes  
von der Hayden - yes ;Kuenzler - yes ;Sodiekas - yes ;

**Minutes for Approval:**

June 10, 2020 Regular Mtg: Webinar

Sodeikes, Steadman, Roth and Hayden were all absent

Motion: Mr. Wilson                      Second: Mr. Kosa                      To: Approve the minutes for June 10,  
2020

**RCV:** Kosa - yes ;Wilson - yes ;Sciglitano - yes ;Myhre - yes ;von der Hayden - yes  
Kuenzler - yes ;Dirocco - yes ;

**Voucher Resolution:**

Motion: Ms. Roth                      Second: Ms. Sciglitano                      To: Approve the vouchers

**RCV:** Roth - yes ;Kosa - yes ;Wilson - yes ;Sciglitano - yes ;Myhre - yes ;  
Steadman - yes ;von der Hayden - yes ;Kuenzler - yes ;Sodiekas - yes ;

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**Discussions:**

**Adjournment:**                      **Time: 11:15    PM**

Motion: Ms. Roth                      Second: Mr. Sciglitano

Aif: aye

Respectfully Submitted,

  
Linda Yockachonis  
Planning Board Secretary

**NEXT REGULAR MEETING OF THE PLANNING BOARD IS JULY 8, 2020 AT  
7:00PM**