

Minutes
Stafford Township Planning Board
Regular Meeting
Municipal Building
260 E. Bay Avenue
Wednesday, July 8, 2020 7:00 P.M.

Mr. Wilson stepped in as Chairman

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 -	ABSENT
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 -	ARRIVED AT 7:30PM
Councilman Thomas Steadman - Class III -	PRESENT
Ms. Sherry Roth –	ABSENT
Mr. Frank Di Rocco, Jr. – Alternate I -	ABSENT
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

Mr. Coronato announced the applicant for P03-41AAAA, The Landings, has requested to carry to the next meeting, July 22, 2020.

1. **P03-41AAAA THE LANDINGS AT MANAHAWKIN, LLC**
Block 77, Lot 1.10

The applicant is requesting a modification of the remaining four buildings from 12 units each to 8 units each (total reduction 48 units – 32 units =16 less units)

Motion: Steadman Second: Kosa Carry the application to July 22, 2020

RCV: Kosa - yes ;Sciglitano - yes ;Steadman - yes ;von der Hayden - yes ;Wilson – yes ;

Nick Petricca, lives in the Landings, unit 104 is requesting this meeting be on zoom and secondly the notifications that went out were wrong and he did not get noticed correctly. Mr. Coronato explained how the notice is done, as in all addresses come from the tax assessor's office and he would have to contact them to make any corrections. He also addressed his zoom comment and explained the problem with zoom is it very difficult to upload documents and cross examine. The board is just not ready to hold a virtual public hearing.

Minutes for Approval:

June 24, 2020 Regular Mtg:

Hayden was absent

Secretary announced she wanted to make a correction to the minutes to add John LeCompte from Remington and Vernick to the Professionals for the Board who attended.

Motion: Sciglitano Second: Kosa To: Approve the minutes for June 24, 2020

RCV: Kosa - yes ;Wilson - yes ;Sciglitano - yes ;Myhre - yes ;Steadman - yes ;
von der Hayden - yes ;

RESOLUTIONS OF APPROVAL:

Mr. Coronato said there was a typo on the resolution he prepared regarding the pylon sign should be 18.5 to comply with the ordinance. The board secretary also brought to his attention of an email with corrections on it from the applicants attorney that came late in the afternoon, Mr. Coronato asked that we hold off adopting this resolution to give him time to take a look at it.

1. **Resolution 2020-13**
P20-02 McDonald's Corporation
757 New Jersey State Highway Route 72
Block 77, Lot Part of 1.03

Motion: Second: Approve/Deny the resolution

RCV: Roth ;Kosa ;Wilson ;Sciglitano ;Myhre ;Steadman ;
von der Hayden ;Kuenzler ;Sodiekas ;Dirocco ;

Administrative Matters:

Mr. Coronato explained the below applications P20-03 and P20-04 were both deemed incomplete at previous meeting and need not be placed on agenda again until they resubmit and the Board Engineer recommends them complete.

- 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, to have the plans resubmitted. See letter dated June 12, 2020. This was carried from June 24, 2020. The Board deems this application complete/not complete.

Motion: Second: To: List on the meeting
AIF:

- 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.

A recommendation has been made by the Board Engineer, Robert Mannix to submit new plans. The Board deems the above application complete/not complete See letter dated

Motion: Second: To: List on the meeting
Aif:

APPLICATIONS FOR PUBLIC HEARING:

**1. P19-01 WILSON FARM HOLDNGS, LLC - Subdivision
BLOCK 7, LOT 4&8**

This applicant requests approval from the Board for the changes to the Subdivision previously granted. Once the approval is granted the required signatures may be acquired and the map filed.

Representative: Katherine Shackleton from Shackleton, Hazeltine

Mr. Coronato explained the history of this application in that Ms. Shackleton came to the board about a year ago for an extension as Pinelands had to review this application. Pinelands has finally reviewed but the one year has lapsed. As a result of the delay from Pinelands the board can extend the approval for 30 days. Mr. Coronato recommends the board approve the request of the extension for 30 days beyond the adoption of the resolution for the map to be filed. The deed has already been recorded.

Motion: . Steadman Second: von der Hayden Approve the application

RCV: Kosa – yes ; Sciglitano - yes ; Myhre - yes ; Steadman – yes ;
von der Hayden - yes ; Wilson – yes ;

COURTESY REVIEW – Non BINDING

2. COUNTY OF OCEAN
Haywood Road (Ocean County Recycling Center)

The County has provided plans for the Planning Board to conduct a courtesy review. They are proposing to construct a 3,950 SF accessory building on an existing asphalt paved area at their Southern Recycling Complex. The building will be an automated drive through truck wash available to the County and the local communities to have Department of Public Works-type vehicles washed.

Representative: Tony Agliata – Planning Director for Ocean County
Joseph Koehler - Engineer from Mot McDonald

Exhibit: A-1 referring to the packet sent in by County - Site Plan all board members received

Mr. Koehler went through all the pages of the site plan and explained that the County plans to construct a truck wash on their site. He showed existing conditions and surrounding area, then went on to the proposed plans and the Utilities map and that all the utilities will come out of the back of the building, the water meter is by the Animal shelter. There may be one person in the building to keep track of any breakage that may occur with the equipment as the trucks pass through and to monitor who will be using it. This facility will accommodate Large trucks and tractor trailers. They don't anticipate more than 20 trucks per day to utilize the building. Mr. von der Hayden states that this will be a real benefit to the community and the Township Public Works will be able to take advantage of.

A Motion was made by Steadman and Seconded by Sciglitano to: recommend the truck wash
AIF: aye

CARRY OVER:

*This application was carried from June 24, 2020
Mr. Hayden was absent*

**3. P20-01 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.

Arnold Lakin announced that this meeting is a continuation from the June 24, 2020 hearing where the Board has requested a new Landscape plan to the front yard and buffer. Mr. Freud brought a new Landscape plan.

Exhibit A-4 rendered site plan

Shows they added 5 street trees and sidewalk, also added 32 evergreen buffer along south border They have also made adjustments to the rear trailer parking area and drive aisle, they increased the aisle from 40' – 43' and the spaces have been reduced from 35 -32 spaces.

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They have communicated with both Heidi Michael, the Fire Official and the comments from the police and seems they are satisfied with the changes.

OPEN TO PUBLIC: Seeing none

Motion: Steadman Second: Sciglitano Approve the application

RCV: Kosa - yes ;Wilson - yes ;Sciglitano - yes ;Myhre - yes ;Steadman - yes ;
von der Hayden - yes ;

Mr. Coronato had a chance to look at the changes made to the resolution and they are minor and will make the changes administratively and send over to the secretary. This resolution can be adopted.

1. **Resolution 2020-13**
 P20-02 McDonald's Corporation
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 Block 77, Lot Part of 1.03

Motion: Sciglitano Second: von der Hayden Approve the resolution

RCV: Kosa - yes ;Wilson - yes ;Sciglitano - yes ;Myhre - yes ;Steadman - yes ;
von der Hayden – yes ;

Voucher Resolution: No vouchers to approve.

Motion: Second: To: Approve /Deny the vouchers

AIF: aye **OPPOSE:** no

Discussions:

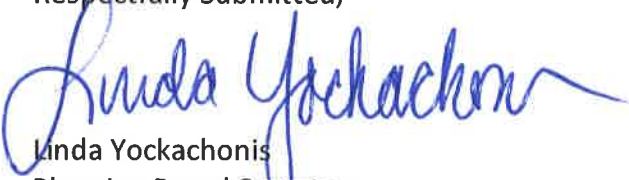
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Adjournment: **Time: 8:15 PM**

Motion: Sciglitano Second: Kosa

Aif: aye

Respectfully Submitted,



Linda Yockachonis
Planning Board Secretary

**NEXT REGULAR MEETING OF THE PLANNING BOARD IS JULY 22, 2020 AT
7:00PM**