

**Minutes**  
**Stafford Township Planning Board**  
**Regular Meeting**  
**Municipal Building**  
**260 E. Bay Avenue**  
**Wednesday, August 26, 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>ABSENT</b>
<b>Mr. Thomas Kuenzler, - Vice Chairperson -</b>	<b>PRESENT</b>
<b>Mr. Matthew von der Hayden - Class II-</b>	<b>ABSENT</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>ABSENT</b>
<b>Mr. Frank Di Rocco, Jr. – Alternate I -</b>	<b>PRESENT</b>
<b>Mr. Gregory Guido – Alternate II –</b>	<b>PRESENT</b>

**Professionals:**

Joseph Coronato, Sr.- Board Attorney	PRESENT
Robert Mannix – Maser Consulting	PRESENT
Ernest Peter Jr.-Board Engineer, Remington & Vernick	PRESENT
MaryAnne Keseday- Court Reporter –	PRESENT

**Minutes for Approval:**

August 12, 2020 Regular Mtg:  
Kuenzler was absent

Motion: Sciglitano Second: Wilson To: Approve the minutes for August 12, 2020

**RCV:** Kosa - yes ;Wilson - yes ;Sciglitano - yes ;Steadman - yes ;Dirocco - yes ;Giudo - yes ;

**RESOLUTIONS OF APPROVAL:**

No resolutions to approve

**COURTESY REVIEW:**

Stafford Township School District is proposing to construct a New Transportation Building used to service the district's bus and van fleet. This building will be constructed at the Oxycocus Elementary School.

Barbara Malewsze-Spiezle Architectural Group, Inc - Architect and project manager for the Board of Education.

Exhibit A-1; larger set of plans that was placed in board members packets showing the proposed new transportation building behind the school. The existing building is to be demolished and the new facility will be provided. There will be 3 bays for the busses and an office area.

Mr. Wilson made a motion to accept this application and was seconded by Mr. DiRocco

AIF: aye                      OPPOSE: no

**CONTINUED APPLICATION :**

*Application P03-41AAAA is a continued meeting from July 8<sup>th</sup> and 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)

*Mr. Coronato explained that the plans that were submitted to the board were not within the 10 days and would have to be carried. Mr. Coronato spoke with the applicants attorney, Michael Vitiello, and received an email requesting to carry to September 9, 2020, with no further notice being required. .*

*Open to the Public: seeing none*

Motion: Sciglitano    Second: Wilson        Carry the application to September 9, 2020

RCV: Kosa - yes ;Wilson – yes ;Sciglitano – yes ;Steadman - yes ;  
Kuenzler - yes ;DiRocco - yes ;  
Krier was present for the Mayor, Sodeikes and Roth were absent

**APPLICATIONS FOR PUBLIC HEARING:**

*Application P20-05 was carried from August 12, 2020, no testimony was heard*

**2. P20-05 MANAHAWKIN 2015, LLC  
Block 77, Lot 4.03,1.04,1.05,1.06 & 1.20/ Block 77.01 Lot 1**

Applicant is proposing, multiple variances for signage, changes to signage to include 4 existing signs to be removed and 23 new signs to be installed.

**Representative:** Robert Shea, Attorney for applicant

Daniel A. Shabel, Vice president and Portfolio manager for the applicant

Ryan Whitmore, licensed Engineer

Elizabeth Mcmanus, licensed planner

Mr. Shabel spoke first, Manahawkin 2015, LLC has owned the property since 2015 after Armstrong Capitol went bankrupt, Kmart vacated in 2017 their lease expired in 2018 and they have been working since they purchased to redevelop and re-tenant the property. He then spoke of the entrance by the McDonalds that has been closed as part of the new construction on highway 72, and why the need for the substantial number of directions signage to help the public navigate smoothly. He also explained the stores going in the “old Kmart” store to include, TJ Max and Homegoods, Ross and Old Navy in the front of the store. The Burlington Coat factory will be going where the TJ Max is now and Ulta will go next door.

They would like to revisit changing the little roadway (West End Avenue) between Starboard Plaza and Element Restaurant coming off RT 72 to Manahawkin Commons Way. They were in extensive negotiations with the DOT in terms of the access closure by the McDonalds, and a new entrance, and feels it would help assist consumers to get into the new entrance and understand where the new tenants are.

Mr. Coronato asked if anyone from the public had question for Mr Shabel.

Betsy Beck from The Landings asked to go over what stores will be going in again. She also asked about the paved area behind the store and what is proposed back there. Mr Shabel explained that will be a different application, they have not tenants scheduled to go in back there.

Jennifer Decker also of The Landings lives directly behind the plaza and is concerned about lighting shining in her living room window and trash in her backyard for which Mr. Shabel assured her when that applicant comes to the board she would be noticed if within 200’ and there would be buffers and other consideration to the residential community.

Mr. Ryan Whitmore then came up and discussed and went through a list of exhibits and answered all Remington and Vernicks review letter.

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**EXHIBITS:**

- A-1, Existing conditions, aerial view
- A-2, proposed signage variance plan ( with modified NJDOT Access)
- A-3, Existing and proposed Pylon signs
- A-4, Proposed directional sign
- A-5, proposed architects elevations 1, existing, TJ, Pier1, etc
- A-6, proposed architects elevations 2 , Former Kmart building
- A-7, Cover Sheet
- A-8, signage variance plan
- A-9, Signage variance details
- A-10, Signage variance landscape plan

He then spoke about the pylon signs, Pylon A is on Martin Truex Blvd and Pylon B is on Route 72, then went on to the directional signs, architects elevations and discussed each wall sign in detail.

Public was opened for any question for Mr. Whitmore, seeing none  
The board took a 5 minute break.

Elizabeth McManus was next up and spoke about the positive criteria of modernizing the appearance of the shopping center and to help the citizens and visitor of Stafford identify the location of the proposed stores.

She doesn't feel there is a detriment to the public. Any signage to the rear where the public lives will have an evergreen buffer.

Motion: Sciglitano                      Second: Kosa                      Approve the application

**RCV:** Kosa - yes ;Wilson - yes ;Sciglitano - yes ;Myhre - yes ;Steadman - yes ;  
Kuenzler - yes ;Dirocco - yes ;Giudo - yes ;

**New Business:**

See copies of two ordinances for your review to be listed on our next meeting To recommend or not recommend an amendment.

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**Voucher Resolution:**

Motion: Wilson      Second: Kosa      AIF: aye

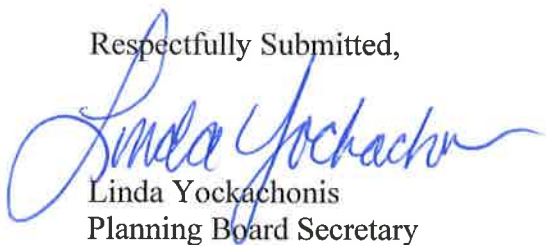
**Discussions:**

**Adjournment:**                      **Time: 9:45 PM**

Motion: Scigilitano                      Second: DiRocco

Aif: aye

Respectfully Submitted,



Linda Yockachonis  
Planning Board Secretary

**NEXT REGULAR MEETING OF THE PLANNING BOARD IS  
SEPTEMBER 9, 2020 AT 7:00PM**