

**Minutes  
Stafford Township Planning Board  
Regular Meeting  
Municipal Building  
260 E. Bay Avenue  
Wednesday, September 9, 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>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 - Councilman Krier</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>ABSENT</b>

**Professionals:**

Joseph Coronato, Sr., Board Attorney	PRESENT
Robert Mannix – Maser Consulting -	PRESENT
Colleen for Maryann Keseday- Court Reporter -	PRESENT

**Minutes for Approval:**

August 26, 2020 Regular Mtg:  
Sodeikes, von der Hayden and Roth were absent

Motion: Sciglitano                      Second: Kosa      To: Approve the minutes for August 26, 2020

RCV: Kosa - yes ;Wilson - yes ;Sciglitano - yes ;Steadman - yes ;Kuenzler - yes ;Dirocco - yes

**RESOLUTIONS OF APPROVAL:**

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

Motion: DiRocco      Second: Wilson      To: Approve the resolution

RCV: Kosa - yes ;Wilson - yes ;Sciglitano - yes ;Steadman - yes ;Kuenzler - yes ;  
Dirocco - yes ;

**CONTINUED APPLICATION :**

Application P03-41AAAA is a continued meeting from July 8<sup>th</sup>( no testimony was heard),  
July 22, 2020 (testimony was heard) and August 26, 2020 (no testimony was heard)

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)

Michael Vitiello, Esq. and Frank Baer were both present and went over what transpired at the  
last hearing with regards to last 4 building to be built they are proposing 8 units and not the 12  
that is now approved. Kara homes started this project long ago and Mr. Vitiello's clients  
acquired this property through bankruptcy.

Mr. Baer discussed the revised plans resubmitted. The Board and applicants Professionals went  
back and forth about the parking and raised concerns about parking on streets and the  
enforcement of Title 39. Mr. Coronato said he doesn't think this board has any jurisdiction on  
any other part of this development other than what is in front of us, but can maybe a letter should  
be generated to the Police, Fire Department and Home Owners association to enforce parking on  
one side of the street. Mr. Mannix brought up the curb and Mr. Vitiello said they will comply  
with whatever the board says they want.

**Exhibit A-1**, \_Sheet 4 of 4 dated 10/7/18, revised 8/20/20. Showing the proposed 4 units  
colored in red and the the 2 buildings already approved building permits have been obtained.  
This Exhibit also shows the proposed parking.

**Exhibit A-2**, Landscape plan, sheet 2 of 3, Mr. Baer explained the landscaping

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8:40pm Board took a break

8:50pm Board resumed

**Exhibit A-3**, architectural floor plans

**Exhibit A-4**, rendering of the 8 unit building, front elevation only dated 9/4/19

**Exhibit A-5**, architectural plans utilized by previous contractor, Sweetwater for proposed townhomes.

Mr. Vitiello addressed some of the public's concerns at the last meeting to include the 2011 proposal for a tot pool and small addition to the club house and then when they came back to amend the site plan in 2015 they abandoned those amenities.

**9:20 open to the public:**

Betsy Beck lives in the Landings and said most of the community is thrilled to have this community being built out. They bought in 2006, she spoke of the parking and is very much in favor of Bryce being one way. She said they desperately need of someplace for the kids to play and would like a designated play area and asked to please revise the plans. Another issue is drainage on Melanie Way along the parkway is terrible.

Mr. Kuenzler asked about snow removal and Betsy said she is not here in the winter to answer that and recommended Ralph, who was sitting in room, answer that.

Ralph Pasqua, 14 Farrah, said an email blast goes out to remove cars from Road, snow is not a problem. A problem he does have is his basement was flooded 4 times he explained what he feels is the problem. He also has concerns about the parking on Bryce, there is a sign that says no parking but people still park there and lastly, he also agrees with Betsy that there is no where for kids to play.

9:40 closed to public

Mr. Baer discussed making a larger grass area near the new proposed townhouses.

Mr. Kuenzler said it seems the big issue is the parking, flow of traffic and the ability to be able to get a fire truck down the street if needed.

The board recommended they have a meeting with the association, fire dept, police to discuss. Mr. Kuenzler read the Environmental and Historical commissions, and the Fire official review letters on the record.

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Motion: Sciglitano    Second: Wilson            Carry the application to October 14, 2020  
waiving any time, no further notice is required

**RCV:** Kosa - yes ;Wilson - yes ;Sciglitano - yes ;Krier - yes ;Steadman - yes ;  
von der Hayden - yes ;Kuenzler - yes ;Dirocco - yes ;  
Krier was present for the Mayor, Sodeikes and Roth were absent at the July 22, 2020 mtg.

**Memorialize a Courtesy Review:**  
**Stafford Township School District**  
**New Transportation Building at Oxycocus School**

See letter from Coronato Law, Joe Coronato, memorializing the courtesy review for Stafford Township School District. This application came before the Planning Board on August 26, 2020.

*Mr. Coronato announced to memorialize the above courtesy review.*

**RECOMMENDATION TO AMEND ORDINANCE:**

1. **Ordinance of the Township of Stafford, Amending and Supplementing Chapter 130-2, Bank**

Chapter 130 of the Township Code of the Township of Stafford is hereby amended and supplemented to provide a revised definition in Subsection B of Section 130-2

Bank, a financial organization that provides direct banking services, including but not limited to, walk-up tellers, accessory drive-through areas, and accessory or stand-alone automatic teller machines.

Motion: Kosa            Second: Wilson            To: Approve to recommend the ordinance

**RCV :** Kosa - yes ;Wilson - yes ;Sciglitano - yes ;Krier - yes ;Steadman - yes ;  
von der Hayden - yes ;Kuenzler - yes ;Dirocco – yes ;

**2. Ordinance of the Township of Stafford, Amending and Supplementing Chapter 211-26.1**

Chapter 211 of the Township Code of the Township of Stafford is hereby amended and supplemented to provide a revised paragraph (5) of subsection A

Recreational and amusement facilities operated for profit, including but not limited to bowling lanes, racquetball courts, skating rinks, tennis courts, hatchet-throwing establishments and theaters.

Motion: Kosa                      Second: Kuenzler                      To: Approve to recommend the ordinance

RCV : Kosa - yes ; Wilson - yes ; Sciglitano - yes ; Krier - yes ; Steadman - yes ;  
von der Hayden - yes ; Kuenzler - yes ; Dirocco - yes ;

**New Business:**

**Voucher Resolution:**

Motion:                      Second:                      AIF:                      OPPOSE:

**Discussions:**                      Technical Review Committee - *Mr. von der Hayden explained the committee to the Board members*

**Adjournment:**                      Time: 10:30                      PM

Motion: Sciglitano                      Second: Kosa

Aif: aye

Respectfully Submitted,

Linda Yockachonis  
Planning Board Secretary

**NEXT REGULAR MEETING OF THE PLANNING BOARD IS  
SEPTEMBER 23, 2020 AT 7:00PM**