

**Minutes
Stafford Township Planning Board
Regular Meeting
Municipal Building
260 E. Bay Avenue
Wednesday, October 14, 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:

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

Professionals:

Joseph Coronato, Sr., Board Attorney -	Present
Robert Mannix – Maser Consulting -	Present
Tammy for MaryAnne Keseday, Court Reporter –	Present

Mayor Myhre attended this meeting to present a Proclamation for Ms. Sherry Roth for her many years of dedication to both the Planning Board and Environmental Commission. Both Ms. Roth and Mayor Myhre left the meeting.

CONTINUED APPLICATION :

Application P03-41AAAA is a continued meeting from July 8th (no testimony was heard), July 22, 2020 (testimony was heard) August 26, 2020 (no testimony was heard) and September 9, 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)

Representative: Michael Vitiello, Esq. , Frank Baer, WSP Engineering.

It was recommended the applicant have a workshop with the Board professionals, Fire Official, Traffic safety Officer, the Township Administrator and their Homeowners Association to try to work some of the issues out. This workshop took place, and at this meeting they discussed the many issues that came up at previous meetings to include the parking issues and traffic flow etc.

Mr. Baer presented:

Exhibits: A-6, a parking and building unit exhibit, this was a drawing of the entire project , he discussed all the proposed changes to the parking shown on this exhibit
A-7, Landscape Plan dated 8/5/20, provided a 60' x 80' turf area of open space with a buffer of trees on either side.

Open to the Public: 8:10pm Ralph Pasqua – 14 Farrah Drive - Questioned Mr. Baer regarding the one way street proposed for Bryce and Melanie, thinks its redundant and will make his street Farrah Dr., have more traffic and being the smallest road in the development, unsafe. The board is concerned about safety of being able to get fire trucks and ambulances through the streets.

Betsy Beck, Agrees with Mr. Pasqua, doesn't see the purpose of having Farrah 2 way, asked said she was one of the people requesting more parking, she thanks them for making it work. Had a couple more questions about the street parking. Wants to know when these changes will take place. Mr. Vitiello explained the parking lots proposed will have to be up and running before these roads will be turned in to one way. Mr. Coronato assured her, they will be noticed and signs and lines will be put up and painted. She thanked everyone for listening to them and giving the kids a safe place to play.

John Laffan – 132 Melanie Way, questioned the basin, said they have been maintained as far as debris being removed and mowed. Regarding the soil on the bottom, if that is what

Stafford Township Planning Board
Regular Meeting October 14, 2020, Minutes

you are specifically talking about, that has not been touched. Mr. Coronato explained what they are talking about is the percolation of water and every year it should be maintained. Mr. Laffan is a member of the Association and said they have hired an engineer to help in that process.

Ralph Pasqua said he has testified at every meeting that the basin is a problem and told the board his thoughts as to the problems with the basin and that the groundwater is so high. Worried more buildings being built will be a problem.

Close public Session 8:55pm

Motion: Sciglitano Second: Kuenzler Approve with conditions

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

Minutes for Approval:

September 23, 2020 Regular Mtg:
Sodeikes and Roth were absent

Motion: Kuenzler Second: Kosa To: Approve the minutes for September 23, 2020

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

RESOLUTIONS OF APPROVAL:

- P20-03 DEEP ROOTED HOMES, LLC**
210 MERMAID DRIVE, BLOCK 44.110/10

Motion: Steadman Second: Kosa To: Approve the ordinances

RCV : Kosa - yes ;Wilson - yes ;Sciglitano - yes ;Steadman - yes ;
von der Hayden - yes ;Kuenzler - yes ;Dirocco - yes ;Giudo - yes ;
Roth and Sodeikes were absent

Stafford Township Planning Board
Regular Meeting October 14, 2020, Minutes

New Business:

Correspondence:

Voucher Resolution: no vouchers to approve

Motion: Second: AIF: **OPPOSE:**

Discussions:

*R-3 Zone Route 9 North – review of R-3 Zone change in the area of Route 9 North of Lyle Avenue.

After discussion, it was recommended Mr. von der Hayden speak with previous Administrator, Paul Shives as to why the zone was changed in 2007. They will introduce at the next council meeting. We will discuss at the next meeting

* Technical Review Committee

Mr. von der Hayden explained what the committee will do and who will attend each application. Mr. von der Hayden will introduce this on the next council meeting as well.

Adjournment: Time: 9:30 PM

Motion: Sciglitano Second: Kuenzler
Aif: aye

Respectfully Submitted,



Linda Yockachonis
Planning Board Secretary

**NEXT REGULAR MEETING OF THE PLANNING BOARD IS
OCTOBER 28, 2020 AT 7:00PM**