

**Agenda**  
**Stafford Township Planning Board**  
**Regular Meeting**  
**Municipal Building**  
**260 E. Bay Avenue**  
**Wednesday, December 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:**

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

**Professionals:**

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

**FIELD CHANGE:**

1. **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 has been approved by the Planning Board to construct a 3 story building to operate a self-storage facility. *NJDEP adjusted the wetlands line for the site, the applicant is required to eliminate some pavement on the site. This change will reduce the lot coverage and eliminate storage for Rv's in the rear of the property. See Mr. Coronato's letter dated 11/3/2020*

Motion:            Second:            Approve/Deny/carry the application

RCV: Kosa ;Wilson ;Sciglitano ;Myhre ;Steadman ;  
von der Hayden ;Kuenzler ;Sodiekes ;Dirocco ;Giudo

**APPLICATIONS FOR PUBLIC HEARING:**

1. **STAFFORD TOWNSHIP, BY ITS AGENT, STAFFORD PROPERTIES**  
**RESIDENTIAL URBAN RENEWAL, LLC C/O WALTERS GROUP**  
**Campbell Boulevard, Block 25, Lots 34.11,34.07,36 & 39**

Preliminary and Final major Subdivision-Stafford Park Residential Phase III. To create 123 lots and the development of 121 market rate single family dwellings.

Motion:            Second:            Approve/Deny/carry the application

RCV: Kosa ;Wilson ;Sciglitano ;Myhre ;Steadman ;  
von der Hayden ;Kuenzler ;Sodiekes ;Dirocco ;Giudo

**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.

Motion:           Second:           Approve/Deny/carry the application

RCV: Kosa ;Wilson ;Sciglitano ;Myhre ;Steadman ;  
von der Hayden ;Kuenzler ;Sodiekes ;Dirocco ;Giudo

2. **45 Fairview LLC**  
**Application #P19-11**  
Blk 51.14 Lot 37.04  
P/F Minor Subdivision  
(45 Fairview Terrace)

The above application was on for Caucus on 10/2/19 where it was deemed incomplete.

Motion:           Second:           Approve/Deny/carry the application

RCV: Kosa ;Wilson ;Sciglitano ;Myhre ;Steadman ;  
von der Hayden ;Kuenzler ;Sodiekes ;Dirocco ;Giudo

**RESOLUTIONS OF APPROVAL:**

1. **P20-05A Manahawkin 2015, LLC**  
**Washington Avenue and Doc Cramer Blvd. Block 77, Lot1.03,1.04,1.05, 1.07,1.20**  
**and Block 77.01, Lot 1**

Motion:            Second:            Approve/Deny the resolution

**RCV:** Kosa ;Wilson ;Sciglitano ;Myhre ;Steadman ;  
von der Hayden ;Kuenzler ;Dirocco ;Giudo

2. **P20-07 CHENGSTER3, LLC**  
**635 Route 72 W.    Block 75.02, Lot 3**

Motion:            Second:            Approve/Deny the resolution

**RCV:** Kosa ;Wilson ;Sciglitano ;Myhre ;Steadman ;  
von der Hayden ;Kuenzler ;Dirocco ;Giudo ;

**Minutes for Approval:**

October 28, 2020 Regular Mtg:

Motion:            Second:            To: Approve/Deny the minutes for October 28, 2020

**RCV:** Kosa ;Wilson ;Sciglitano ;Myhre ;Steadman ;  
von der Hayden ;Kuenzler ;Dirocco ;Giudo ;  
Ms. Sodeikes was absent

Stafford Township Planning Board  
Regular Meeting December 9, 2020, Agenda

**Discussions:**

1. Amending Section 130-76 to update Stormwater control requirements
2. Ordinance 2020-43 , designating four-way stop intersection for Mermaid Drive And Breakers Drive

**New Business:**

**Correspondence:** See NJ Planner Sept/Oct edition

**Voucher Resolution:**

Motion:                      Second:                      AIF:                      OPPOSE:

**Discussions:**

**Adjournment:**                      Time:                      PM

Motion:                      Second: Aif:

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