

Minutes
Stafford Township Planning Board
Regular Meeting
Municipal Building
260 E. Bay Avenue
Wednesday, October 28, 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 -	ABSENT
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 -	PRESENT
Councilman Thomas Steadman - Class III -	PRESENT
VACANT	
Mr. Frank Di Rocco, Jr. – Alternate I -	PRESENT
Mr. Gregory Guido – Alternate II –	PRESENT

Professionals:

Joseph Coronato, Jr., Board Attorney -	PRESENT
Robert Mannix – Maser Consulting -	PRESENT
Ernie Peters - Remington and Vernick-	PRESENT
Tammy for MaryAnne Keseday, Court Reporter –	PRESENT

APPLICATIONS FOR PUBLIC HEARING:

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

Applicant is proposing rear parking improvements to support the rear tenant that will occupy the former Kmart store including associated parking, circulation adjustments, grading, utility and stormwater improvements.

Representative: Robert Shea, Esq., 244 Main Street, Toms River, NJ 08754
Ryan Whitmore, Landscape Engineer, PE PO Box 37635, \$65287, Philadelphia Pa
Elizabeth McManus-PP w/ Kyle + McManus Associates 2 E Broad St 2nd floor, Hopewell, NJ 08525

This is a continuing process, that the applicant is engaged in, basically repurposing of the shopping center. The Initial application was ways to utilize for 3 tenants, Ross, Dress for less, TJMax and Old Navy. Then came for sign package. Now they are here to identify and repurpose the rear of this shopping center. Was a nursery used by the old K-mart, an automotive use in that rear area and a significant loading area.

As of today, there is no tenant secured for this rear space, however, it is for retail/office use. Mr. Shea passed out a series of Exhibits which Mr. Whitmore will explain.

There will be 67 new paved curbed parking stalls just along the outside edge of the existing circulation aisle and restripe 22 parking stalls creating a total of 89 new parking stalls.

This project is subject to a Cafra application which has been filed. There will also be some pedestrian improvements.

Mr. Shea and Mr. Whitmore reviewed and answered the Board Engineer, Remington and Vernicks' review letter in detail.

Ms. McManus highlighted on the buffer and the more efficient use of the land.

Open to Public: Jennifer Decker, lives in The Landings. Is worried about how much buffer is going to be removed, this is all right in her backyard.

- Exhibit**
- A-1 - Aerial photo, existing
 - A-2 - Aerial photo with proposed super imposed
 - A-3 - zoomed in image of the former Kmart
 - A-4 - rendered elevation – finished
 - A-5 - technical content, lines of sight, cross assessment
 - A-6 - technical content, lines of sight, cross assessment

Stafford Township Planning Board
Regular Meeting October 28, 2020, Agenda

Motion: Steadman Second: Kuenzler Approve the application with conditions

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

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

The applicant seeks approval to construct an elevated concrete deck at the rear of the building to expand the existing outdoor deck.

Representative: Richard Visotcky, Esq, 149 East Bay Avenue, Manahawkin
Bruce Jacobs, Gravatt Consulting, 414 Lacey Road, Forked River
Applicant Mr. Tony Cheng was present,

Mr. Jacobs explained what they are proposing to do convert the existing concrete patio that's in the rear of the site and elevate it so that is is in the same level as the existing outdoor seating area. This was all created due to Covid. Possibly in the future they will put a roof on it, they will not change the impervious coverage.

Mr. Cheng explained he wishes to keep this outdoor seating permanently. Says his neighbor at Good Year tire is a great neighbor who lets them use the parking there at night, he signed a two year agreement with them.

Exhibits: A-1, rear of the Element Restaurant looking northwesterly direction where the existing concrete patio is.

Open to the public: seeing none

Motion: Sciglitano Second: Wilson Approve the application

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

Minutes for Approval:

October 14, 2020 Regular Mtg:

Motion: Wilson Second: Sciglitano To: Approve the minutes for October 14, 2020

RCV: Kosa - yes ;Wilson - yes ;Sciglitano - yes ;Steadman - yes ;von der Hayden - yes ;
Kuenzler - yes ;Dirocco - yes ;Giudo – yes ;
Councilman Krier was present for the Mayor, and Ms. Roth Left early

RESOLUTIONS OF APPROVAL:

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

Motion: Steadman Second: Kosa To: Approve the Resolution

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

New Business:

Correspondence:

Voucher Resolution:

Motion: Sciglitano Second: DiRocco AIF: aye **OPPOSE: no**

Discussions:

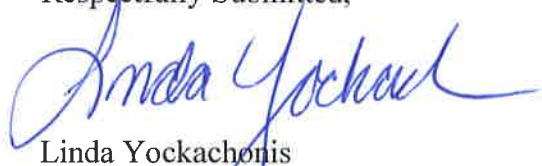
*R-3 Zone Route 9 North – review of R-3 Zone change in the area of Route 9 North of Lyle Avenue. *Mr. von der Hayden spoke with previous administrator, Mr. Shives and he did not recall why the change was made. This will be introduced at the next council meeting*

* Technical Review Committee - *This will be introduced at the next council meeting*

Adjournment: **Time: 9:10 PM**

Motion: Sciglitano Second: Kosa Aif: aye

Respectfully Submitted,



Linda Yockachonis
Planning Board Secretary

**NEXT REGULAR MEETING OF THE PLANNING BOARD IS
NOVEMBER 25, 2020 AT 7:00PM**