

**Minutes
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 -	Absent
Mr. Thomas Kuenzler, Class IV- Vice Chairperson -	Present
Mr. Matthew von der Hayden - Class II-	Present
Mr. Joseph Kosa, Class IV-	Present
Ms. Jeanine Scigliano, Class IV -	Present
Mr. Leonard Wilson, Class IV –	Present
Mayor Gregory E. Myhre -	Present
Councilman Thomas Steadman - Class III -	Present
Vacant Class IV –	
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
Darlene Engel, Court Reporter –	Present

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: Mr. Wilson Second: Ms. Sciglitano Approve the Field Change

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

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.

Representative: Laura M. D'Allesandro, Esq. – 21 El Euclid Avenue, Suite 100,
Haddonfield, applicants attorney
Steven Bagge, K2 Consulting Engineers, 36 Tanner St #100, Haddonfield, NJ 08033, applicants
Engineer
Applicant, Ed Walters was also present

Ms. D'Allesandro gave the history of this application including prior phases I and II. Mr. Bagge was introduced and explained he prepared the plans for this application as well as phase I and phase II and discussed the waivers requested and that they are the same waivers asked in previous phases.

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The proposed Phase 3 will be in 4 sections, 3A, 3B, 3C, and 3D, the typical lot size is 60 x 100 proposing 123 new lots 2 of which will be open space.

Exhibits - A-1 rendering of overall plan for phase 3
A-2 - plan prepared by Speitel and Speitel, General Land Use Plan for Stafford Park

Open to the Public: motion: Kosa Second: Kuenzler AIF: aye

Brian Poehler 86 Bradshaw, wants to know when the recreation fields will be built.
Mr. Coronato said he should come to the next meeting to find out.

Close Public: motion: Kosa Second: Kuenzler AIF: aye

The board questioned when will the fields be installed and asked what happened to the water tower being moved. After long discussion, the applicant asked to carry this application in hopes he can have a meeting with the Township on whether to move or refurbish the water tower.

Motion: Ms. Sciglitano Second: Mr. Kosa carry the application to January 27, 2021, no further notice is required.

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

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: Mr. Steadman Second: Mr. Kosa Deny the application with the right to reopen without prejudice.

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

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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: Ms. Sciglitano Second: Mr. Kosa Deny the application with the right to
reopen without prejudice

RCV: Kosa - yes ; Wilson - yes ; Sciglitano - yes ; Myhre - yes ;
von der Hayden - yes ; Kuenzler - yes ; Dirocco - yes ; Guido – yes ;
Steadman is in conflict and could not vote.

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: Ms. Sciglitano Second: Mr. DiRocco Approve the resolution

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

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

Motion: Mr. Wilson Second: Ms. Sciglitano Approve the resolution

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

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Minutes for Approval:

October 28, 2020 Regular Mtg:

Motion: Ms. Sciglitano Second: Mr. Guido To: Approve the minutes for October 28, 2020

RCV: Kosa - yes ; Wilson - yes ; Sciglitano - yes ; Myhre - yes ; Steadman - yes ;
von der Hayden - yes ; Kuenzler - yes ; Dirocco - yes ; Guido - yes ;
Ms. Sodeikes was absent

Discussions: Mr. von der Hayden explained the following:

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
3. Mr. von der Hayden informed the board our first Pre-App meeting with the Technical Review committee on Monday, December 14, 2020.

New Business:

Correspondence: See NJ Planner Sept/Oct edition

Voucher Resolution:


Motion: Ms. Sciglitano Second: Mr. Guido **AIF:** aye **OPPOSE:** no

A motion was made by Mr. Wilson and seconded by Ms. Sciglitano to cancel the December 23, 2020 meeting. **AIF:**Aye

Adjournment: **Time:** 9:11 PM

Motion: Mr. Kuenzler Second: Ms. Sciglitano Aif: aye

Respectfully Submitted,


Linda Yockachonis
Planning Board Secretary

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