

**MINUTES
STAFFORD TOWNSHIP PLANNING BOARD
REORGANIZATION AND REGULAR MEETING
MUNICIPAL BUILDING
260 EAST BAY AVENUE
WEDNESDAY, JANUARY 25, 2023
7:00P.M.**

*** THE PLANNING BOARD WILL NOT REVIEW ANY NEW APPLICATIONS AFTER 11:00PM***

Please note the fire exits

Salute to the Flag:

SWEARING OF BOARD MEMBERS: Joseph Kosa

OPEN PUBLIC MEETING ACT:

This meeting complies with the open meeting act by publishing same in appropriate newspapers and notification to the Township Clerk. Notice has also been posted 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 times

<u>Roll Call:</u>	JOSEPH KOSA - CHAIRMAN	PRESENT
	JEANINE SCIGLITANO – VICE CHAIRMAN	PRESENT
	MAYOR GREGORY E. MYHRE –	PRESENT
	THOMAS KUENZLER –	PRESENT
	LEONARD WILSON-	PRESENT
	MATTHEW VON DER HAYDEN -	PRESENT
	COUNCILMAN THOMAS STEADMAN -	PRESENT
	STEPHEN DONNELLY –	PRESENT
	ROBERT KIRWAN –	PRESENT
	OWEN LAROCCA - Alternate I	PRESENT
	KEVIN LEONARD - Alternate II	ABSENT

EXECUTIVE SESSION:
RESOLUTION 2023-12

AUTHORIZING THE CONVENING OF AN EXECUTIVE SESSION IN ACCORDANCE WITH THE OPEN PUBLIC MEETINGS ACT:

BOARD MEMBERS ENTER CLOSED SESSION

Motion: Donnelly Second: Wilson AIF: aye

BOARD MEMBERS OPEN MEETING :

Motion: Kirwan Second: Sciglitano AIF: aye

REORGANIZATION OF APPOINTMENTS:

1. RESOLUTION 2023-07

RESOLUTION OF MEMORIALIZATION OF THE STAFFORD TOWNSHIP PLANNING BOARD APPOINTING THE FIRM CME ASSOCIATES, TO SERVE AS THE BOARD ENGINEER, FROM JANUARY 25, 2023 TO DECEMBER 31, 2023, OR UNTIL THE BOARD RE-ORGANIZES IN 2024.

Motion: Kuenzler Second: Sciglitano To: Approve the resolution

RCV: Kuenzler - yes ;Wilson - yes ;Sciglitano - yes ;Myhre - yes ;Steadman – yes
von der Hayden - yes ;Kirwan - yes ;Donnelly - yes ;Kosa - yes ;LaRocca – yes ;

2. RESOLUTION 2023-10

RESOLUTION OF MEMORIALIZATION OF THE STAFFORD TOWNSHIP PLANNING BOARD APPOINTING THE FIRM COLLIERS ENGINEERING AND DESIGN LLC, REMINGTON AND VERNICK, T & M AND OWEN, LITTLE AND ASSOCIATES, TO SERVE AS THE CONFLICT BOARD ENGINEER, BOARD LICENSED LANDSCAPE ARCHITECT, AND BOARD TRAFFIC ENGINEER FROM JANUARY 25, 2023 TO DECEMBER 31, 2023, OR UNTIL THE BOARD RE-ORGANIZES IN 2024.

Motion: Sciglitano Second: Donnelly To: Approve the resolution

RCV: Kuenzler - yes ;Wilson - yes ;Sciglitano - yes ;Myhre - yes ;Steadman – yes
von der Hayden - yes ;Kirwan - yes ;Donnelly - yes ;Kosa - yes ;LaRocca – yes ;

3. RESOLUTION 2023-11

RESOLUTION OF MEMORIALIZATION OF THE STAFFORD TOWNSHIP PLANNING BOARD APPOINTING THE FIRM CME ASSOCIATES, TO SERVE AS THE BOARD TRAFFIC ENGINEER FROM JANUARY 25, 2023 TO DECEMBER 31, 2023, OR UNTIL THE BOARD RE-ORGANIZES IN 2024.

Motion: Sciglitano Second: Donnelly To: Approve the resolution

RCV: Kuenzler - yes ;Wilson - yes ;Sciglitano - yes ;Myhre - yes ;Steadman – yes
von der Hayden - yes ;Kirwan - yes ;Donnelly - yes ;Kosa - yes ;LaRocca – yes ;

Stafford Township Planning Board - Minutes
January 25, 2023 - Reorganization and Regular Meeting

Minutes for Approval:

January 11, 2023, Reorganization/Regular Meeting
Kosa, Kuenzler and Leonard were absent

Motion: Sciglitano Second: LaRocca To: Approve the minutes of
January 11, 2023

RCV: Wilson - yes ; Sciglitano - yes ; Myhre - yes ; Steadman - yes ;
von der Hayden - yes ; Kirwan - yes ; Donnelly - yes ; LaRocca - yes ;

EXTENSION OF TIME FOR MINOR SUBDIVISION:

1. **P21-08 BHARAT & RAMILA PATEL**
17 RANCH
BLOCK 46.03 LOT 2 & 7
MINOR SUBDIVISION

See letter dated January 19, 2023 from applicant, Bharat Patel requesting extension of time to file for a minor subdivision for 6 months.

Motion: Wilson Second: Sciglitano To: Approve the application for
extension of time

RCV: Kuenzler - yes ; Wilson - yes ; Sciglitano - yes ; Myhre - yes ;
Steadman - yes ; von der Hayden - yes ; Kirwan - yes ; Donnelly - yes
Kosa - yes ; LaRocca - yes ;

RESOLUTION OF APPROVAL:

1. **P16-10 WALTERS-CORNERSTONE DEVELOPMENT, LLC**
MANAHAWKIN FAMILY APARTMENTS PHASE II
BLOCK 120.20 LOT 43.01
MINOR SUBDIVISION

Motion: Kirwan Second: Donnelly To: Approve the resolution

RCV: Wilson - yes ; Sciglitano - yes ; Myhre - yes ; Steadman - yes ;
von der Hayden - yes ; Kirwan - yes ; Donnelly - yes ; LaRocca - yes ;

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2. P21-08 BHARAT & RAMILA PATEL
17 RANCH
BLOCK 46.03 LOT 2 & 7
MINOR SUBDIVISION

Motion: Sciglitano Second: Wilson To: Approve the resolution

RCV: : Kuenzler - yes ;Wilson - yes ;Sciglitano - yes ;Myhre - yes ;
Steadman – yes ;von der Hayden - yes ;Kirwan - yes ;Donnelly - yes
Kosa - yes ;LaRocca - yes ;

APPLICATION FOR PUBLIC HEARING:

1. P22-12 DES VAK, LLC
BLOCK 146.01 LOT 10
MINOR SUBDIVISION AND VARIANCE

Representative: James Raban, Esq. 11710 Long Beach Blvd, Haven Beach, NJ
08008

Jim Brzozowski, Horn, Tyson, Yoder, Inc, 8510 Long Beach Blvd, Long Beach
Township, NJ 08008

Applicant Janvi Desani was present.

Exhibit: A-1 aerial photo of subject property from 2020
A-2, google aerial photo

Mr. Raban explained that the site is a thru lot from Indian Road through Jennings Rd. Currently there is a single family on the front of Jennings Road. Applicant looking to subdivide and leave the single family home on Jennings Rd. and eventually build a new home on the proposed vacant lot to meet all bulk standards. Nothing is proposed at this time. The board asked that the resolution state that although in the mixed use zone, that only a New single family home can be built there.

Open to Public: Seeing none

Motion: Sciglitano Second: Wilson To: Approve the application with
conditions

RCV: Kuenzler - yes ;Wilson - yes ;Sciglitano - yes ;Myhre - yes ;
Steadman – yes ;von der Hayden - yes ;Kirwan - yes ;Donnelly - yes
Kosa - yes ;LaRocca - yes ;

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Voucher Resolution:
Voucher list attached:

Motion: Sciglitano Second: Donnelly To: Approve the voucher

AIF: aye

CORRESPONDENCE: The NJ Planner November/December 2022 issue

Adjournment: **Time: 8:15 P.M.**
Motion: Wilson Second: Sciglitano Aif: aye

Respectfully Submitted,



Linda Yockachonis
Planning Board Secretary

NEXT REGULAR MEETING OF THE PLANNING BOARD IS FEBRUARY 8, 2023