

**MINUTES  
STAFFORD TOWNSHIP PLANNING BOARD  
REGULAR MEETING  
MUNICIPAL BUILDING  
260 EAST BAY AVENUE  
WEDNESDAY, MARCH 8, 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:**

**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

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

**Also present:**

Joseph Coronato, Esq. - Board Attorney  
John Hess - Board Engineer  
Darlene Engel – Court Reporter

Stafford Township Planning Board  
March 8, 2023 - Regular Meeting

**Minutes for Approval:**

February 8 2023, Regular Meeting  
Kuenzer and Scigilitano were absent

Motion: Kirwan      Second: Wilson      To: Approve the minutes of February 8, 2023

RCV: Wilson - yes ;Steadman - yes ;von der Hayden - yes ;Kirwan - yes ;  
Donnelly - yes ;Kosa - yes ;LaRocca - yes ;Leonard - yes ;

**RESOLUTION OF APPROVAL:**

- 1. P22-11 STAFFORD TOWNSHIP, BY ITS AGENT, STAFFORD  
PROPERTIES RESIDENTAL URBAN RENEWAL, LLC  
BLOCK 25/25.02 LOT 34.06,34.07/22.01  
MINOR SUBDIVISION**

Motion: Wilson      Second: Donnelly      To: Approve the resolution

RCV: Wilson - yes ;Steadman - yes ;von der Hayden - yes ;  
Kirwan - yes ;Donnelly - yes ;Kosa - yes ;LaRocca - yes ;Leonard - yes

- 2. P16-10 WALTERS-CORNERSTONE DEVELOPMENT, LLC  
MANAHAWKIN FAMILY APARTMENTS PHASE II  
BLOCK 120.20 LOT 43.01  
MAJOR SITE PLAN - REVISED RESOLUTION**

Motion: Kirwan      Second: Donnelly      To: Approve the resolution

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

**APPLICATIONS FOR PUBLIC HEARING:**

*See attached letter from Donald Pepe, Esq dated March 3, 2023 requesting to carry to April 26, 2023.*

**Carried from July 27, 2022, December 14, 2022 and February 15, 2023 --**

- P22-06 WALMART STORES, INC.**  
**525 ROUTE 72 WEST**  
**BLOCK 120, LOT 36.01**  
**AMENDED SITE PLAN**

Applicant proposed design changes to the island walk throughs as well as handicap parking design changes. Board waiting on applicant's decision about the Electric Vehicle charging station.

Motion: Kuenzler Second: Wilson To: Carry the application to April 26, 2023

**RCV:** Kuenzler - yes ;Wilson - yes ;Steadman - yes ;von der Hayden - yes ;Donnelly - yes ;Kosa - yes ;LaRocca - yes ;Kirwan - yes ;Leonard - yes ; Scigliano and Myhre were not present at the original meeting of July 27, 2022.

- P23-01 700 S. MAIN STREET LLC aka JETTY**  
**BLOCK 124, LOT 85.02**  
**MINOR SITE PLAN**

Applicant is seeking minor site plan approval for the Jetty business for their screen-printing warehouse.

**Representative:** Vincent DeSimone Esq., 54 E. Water Street, Toms River  
Andrew Stockton, PE, PP Scope Engineers, 126 N. Main Street, Forked River  
Applicant Jeremy Defilippis was present

**Exhibits:** Exhibit A-1, minor site plan  
A-2, Aerial view of site, A-3 project Architect color key to proposed uses on various levels of the building ) 2 pages.  
A-4 Revised parking summary.

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Mr. DeFilippis spoke of the history and nature of the Jetty business. Mr. Stockton discussed the site, the proposed change in use and the proposed layout of the interior. The total square footage is 37,185 whereas 11,466 is for office space and business use, 7,879 will be the screen-printing and retail mercantile space and 17840 will be the warehouse and storage.

**Open to the Public:** Ted Siciliano, is the neighbor next door, as long as there will be no tractor trailers he is in support of the application.

Motion: Kuenzler    Second: Wilson    To: Approve the application

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

**3. P23-02 BAMBOO REALTY CORP.**  
**31 N. MAIN STREET, BLOCK 233, LOT 2**  
**AMENDED SITE PLAN**

Applicant proposes to construct a freestanding sign at the intersection of Stafford Avenue and Route 9.

**Representative:** Richard Visotcky, Esq -149 East Bay Avenue, Manahawkin  
Bruce Jacobs, Gravatt Engineer, 414 Lacey Road, Forked River  
Applicant Tony Cheng – Managing Member

**Exhibit:** A-1 Board with 3 8x10 pictures. Top picture is looking at building from Stafford Avenue (close up) middle picture is similar view extended out and bottom picture is looking south closer to building.

**Open to Public:** Seeing None

Board concerned about the Historic Commissions comments and asked that they redesign to make it look more appealing to the Historic nature of the area and get feedback from the Commission.

Motion: Sciglitano    Second: Kuenzler    To: Carry the application to April 26, 2023

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**RCV:** Kuenzler - yes ;Wilson - yes ;Sciglitano - yes ;Mower - yes ;  
Steadman-stepped down and out for this application ;von der Hayden - yes ;Kirwan -  
yes ;Donnelly - yes ;Kosa - yes ;LaRocca - yes ;

Councilman Steadman returned

**Voucher Resolution:**

**Voucher list attached:**

Motion: Kuenzler                      Second: Kirwan

AIF: aye

**DISCUSSION:**

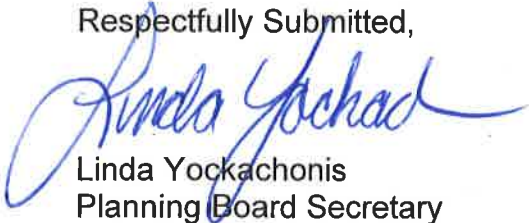
**Community Wildlife Protection Plan (CWPP)** – This CWPP is to be reviewed and updated every 10 years. Planning Board to review and offer any comments and/or recommendations for the Governing body to adopt. This will enable the Township to apply for State Funds that the State has to protect the Township against Wildlife concerns brought up in the plan.

*Mr. Kuenzler made a motion and Mr. Wilson seconded to recommend to the Mayor and Council to adopt a resolution accepting this plan.*

**Adjournment:**                      **Time: 8:55 P.M.**

**Motion:** Scigilitano                      **Second:** Leonard    **Aif:** aye

Respectfully Submitted,



Linda Yockachonis  
Planning Board Secretary

**NEXT REGULAR MEETING OF THE PLANNING BOARD IS MARCH 22, 2023**