

**MINUTES
STAFFORD TOWNSHIP PLANNING BOARD
REGULAR MEETING
MUNICIPAL BUILDING
260 EAST BAY AVENUE
WEDNESDAY, APRIL 26, 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

<u>Roll Call:</u>	JOSEPH KOSA Class IV - CHAIRMAN	PRESENT
	JEANINE SCIGLITANO- Class IV – VICE CHAIRMAN	PRESENT
	MAYOR GREGORY E. MYHRE –	ABSENT
	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	ABSENT
	KEVIN LEONARD - Alternate II	PRESENT

Also present:

Joseph Coronato, Esq. - Board Attorney
John Hess - Board Engineer

Stafford Township Planning Board - Minutes
April 26, 2023 - Regular Meeting

Minutes for Approval:

April 12, 2023, Regular Meeting

Mayor Myhre was absent -Mayor Designee, Councilwomen, Lisa Mower was present.

Motion: Sciglitano Second: Kuenzler To: Approve the minutes of April 12, 2023

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

RESOLUTION OF APPROVAL:

- P21-04 JIFFY LUBE**
BLOCK 25 LOT 32.03,32.06
FIELD CHANGE - MAJOR SITE PLAN – MONUMENT SIGN

Motion: Donnelly Second: Wilson To: Approve the resolution

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

APPLICATIONS FOR PUBLIC HEARING:

Carried from July 27, 2022, December 14, 2022, February 15, 2023 and March 8, 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.

Representative: Ashley Brinn, Counsel Scarinci, Hollenbeck
331 Newman Springs Road | Building 3, Suite 310 | Red Bank, NJ 07701-5692 | [map](#)

Ashley is requesting a conditional approval subject to an agreement that Walmart will install 2 Electric Vehicle stations agreeable to the Board Engineer.

The Board asked for them to be installed within 6 months along with the Landscape modifications as reflected in Mr. Scott Taylor's review letter dated March 3.

Motion: Kuenzler Second: Kirwan To: Approve the application w/conditions

Safford Township Planning Board - Minutes
April 26, 2023 - Regular Meeting

RCV: Kuenzler - yes ;Wilson - yes ;Steadman - yes ;von der Hayden - yes
Donnelly - yes ;Kosa - yes ;Kirwan - yes ;Leonard - yes ;
Sciglitano and Myhre were not present at the original meeting of July 27, 2022. There
has been no testimony since then.

REQUEST TO CARRY: see attached email from Richard Visotcky, Esq requesting to
carry to May 24th, 2023

Carried from March 8, 2023

2. 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.

Motion: Kuenzler Second: Sciglitano To: Carry the application to May 24,
2023

RCV: Kuenzler - yes ;Wilson - yes ;Sciglitano - yes ;Steadman - yes ;
von der Hayden - yes ;Kirwan - yes ;Donnelly - yes ;Kosa - yes ;Leonard - yes ;
Mayor Designee Mower was present at March 8, 2023 meeting

ORDINANCES:
ORDINANCE 2023-17 :

ORDINANCE OF THE TOWNSHIP OF STAFFORD, COUNTY OF OCEAN AND
STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER 114 OF
THE TOWNSHIP CODE, ENTITLED "FLOOD HAZARD AREAS" SO AS TO CREATE
ARTICLE XVIII, ENTITLED, DREDGING PERMITS"

Motion: Kuenzler Second: Sciglitano To: Recommend that it complies
with the intent and purpose of the Stafford Township Master Plan

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

Cancel May 10, 2023 meeting

Motion: Kirwan Second: Sciglitano Aif: aye

Safford Township Planning Board - Minutes
April 26, 2023 - Regular Meeting

Voucher Resolution: -

Motion: Kuenzler Second: Sciglitano AIF: aye

DISCUSSION: Financial Disclosures

Adjournment: **Time: 7:30 P.M.**

Motion: Sciglitano Second: Kuenzler Aif: aye

Respectfully Submitted,



Linda Yockahonis
Planning Board Secretary

NEXT REGULAR MEETING OF THE PLANNING BOARD IS MAY 24, 2023